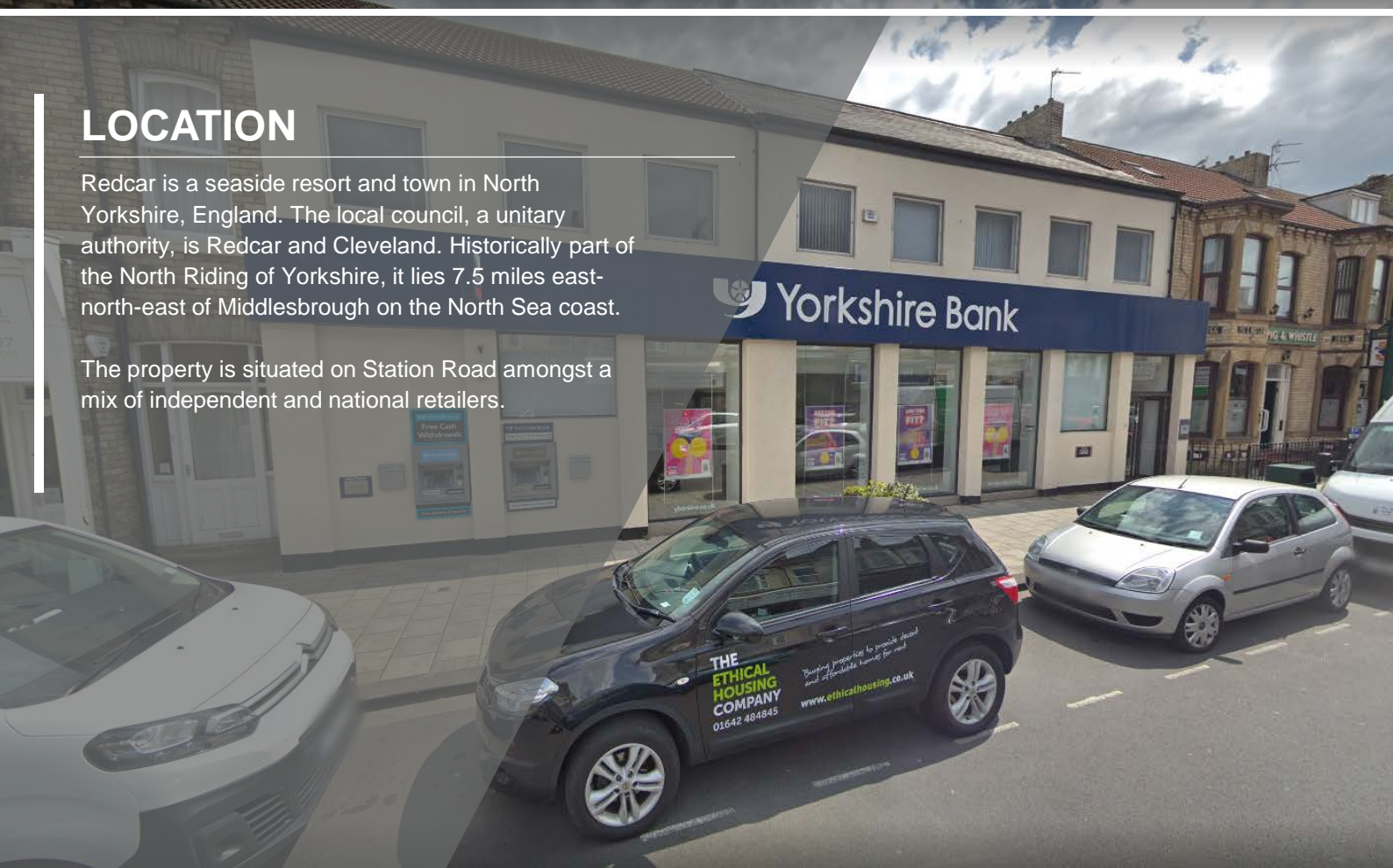


## LOCATION

Redcar is a seaside resort and town in North Yorkshire, England. The local council, a unitary authority, is Redcar and Cleveland. Historically part of the North Riding of Yorkshire, it lies 7.5 miles east-north-east of Middlesbrough on the North Sea coast.

The property is situated on Station Road amongst a mix of independent and national retailers.



### SITUATION

Retailers in the town include Barclays Bank, Holland & Barrett, WHSmith & Greggs.

### TURNOVER LEASE

The property is available on a Leasehold basis with the lease expiring on 24<sup>th</sup> March 2023.

### Annual Rent

£32,500 per annum

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

A copy of the energy performance certificate is available upon request

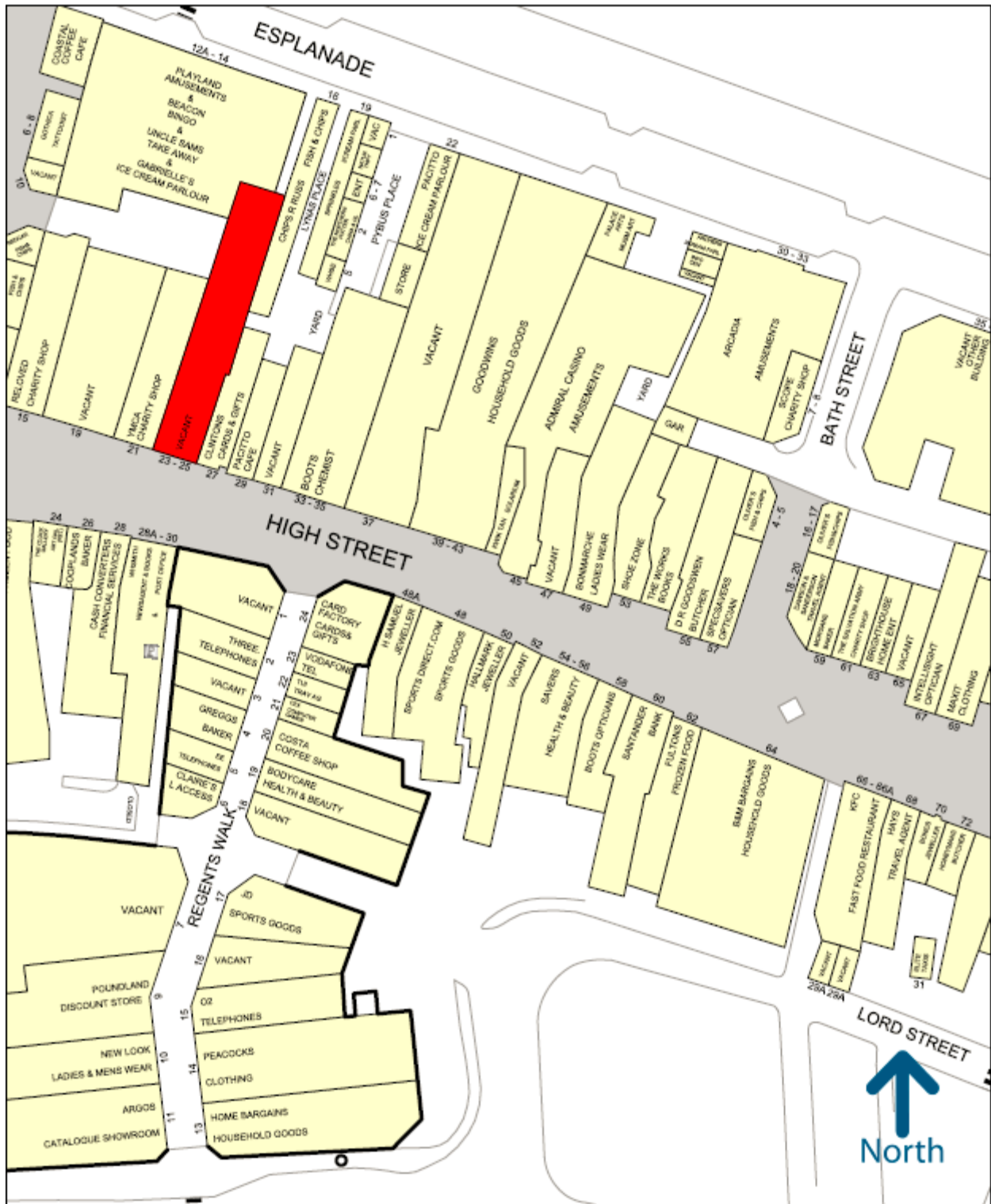
### Accommodation

Ground Floor Sales	268.86 sq. m	2,894 sq. ft
First Floor	138.66 sq. m	1,492.5 sq. ft
Basement	9.7 sq. m	104.4 sq. ft
<b>TOTAL</b>	<b>417.22 sq. m</b>	<b>4,491 sq. ft</b>

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

### Business Rates and Service Charge

Rateable Value (2017)	£20,533
Rates Payable (2019/20)	£10,082
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491
Service Charge	TBC



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