

HIGH STREET PROPERTY / CLASS A2**25 Station Road, Redcar TS10 1AN****Rent: £32,500 PA****Ground Floor Area****2,894 Sq ft / 269 Sq M****WITHDRAWN****Viewing Strictly through the sole letting agent.****Barker Proudlove****Richard Barker****Mob: 07771 604525****Email: richard@barkerproudlove.co.uk**

Location:

Redcar is a seaside resort and town in North Yorkshire, England. 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 including Barclays Bank, Holland & Barrett, WH Smith & Greggs.

Demise:	Sq Ft	Sq M
Ground Floor	2894	268.86
First Floor	1492	138.66
Basement	104	9.7

Rent:

The passing rent is £32,500 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £20,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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