



To Let

Retail Units

Ground & First floors up to
10,446 Sq.ft

92-94 High Street
Redcar
TS10 3DL

align Chartered
Surveyors

Description

A large retail premises set across two floors, providing fantastic opportunities for national chains to expand their presence in this North Yorkshire Coastal Town Centre of Redcar.

This unit benefits from its close proximity to the mainline train station in Redcar. There is also excellent on street public parking adjacent to the property, Communication links are excellent via the A1472 and A66 to Newcastle/Durham and the A19 South connecting to York and Leeds.

The premises features a wide 20m+ shop frontage presence, with passing trade and busy footfall. Although the premises are now vacant. This site does provides a fantastic opportunity to redevelop the space with two large floor plates that could be split, if required.

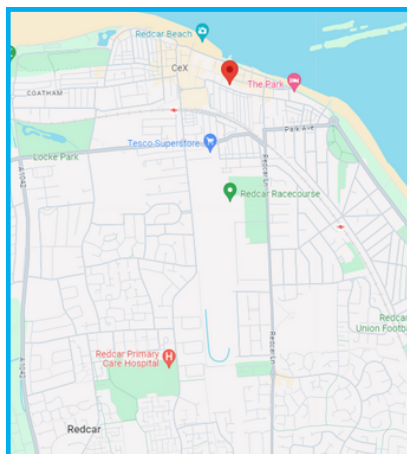
Location

92-94 High Street is situated on Redcar prime retail street, surrounded by small local boutique shops, cafes and multinationals with the likes of Heron Foods, Kidney Research UK, Betfred, Cooplands, Boyes and The Yorkshire Trading Co.

The unit lends itself well to alternative leisure and F&B operators being located in the heart of the night circuit of the Town.

Location is excellent with easy access to Redcar's famous promenade and tourist beach front, being less than 100 meters away.

Location Plan



Floor Areas

Floor	Sq.m	Sq. Ft.
Ground Floor sales	514.34	5,536
GF Stores	52	550
First Floor sales	456.17	4,910
FF Stores	52.48	565

Rent

Rent on Application.



High Street Retail

Comprising a large open plan ground floor retail unit with added first floor space and storage.



Business Rates

All enquiries are to be made directly to the Valuation office

Terms

Terms to be agreed on a minimum of a 3-year agreement with either party to provide 6 months notice at any point. A 3-month security deposit is required, with occurring rent payments made monthly in advance.

EPC

The retail premises has an energy performance certificate rating C, valid until February 2032.

Viewing

All viewings are to be arranged through Align Chartered Surveyors or our joint agents Pattinson Commercial by contacting one of the agents below:

Christopher.Black@alignsurveyors.co.uk
01609 797 330

Julie.anderson@pattinson.co.uk
01642 607 607

Legal Costs

Each party to pay their own costs associated with this transaction.

Disclaimer

These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by their own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or its associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).

