



TO LET

76 High Street, Redcar TS10 3DD

- Busy Town Centre Location
- Prominent Retail Frontage
- Potentially Rates Exempt
- **Ground Floor Sales** **103.7 m²** **(1,116 sq ft)**
- **Total** **147.2 m²** **(1,584 sq ft)**

Contact:

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Connect Property NE

First Floor
4 Halegrove Court
Cygnet Drive
Stockton on Tees
TS18 3DB

Tel: 01642 602001

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LOCATION

The property is situated in High Street Redcar. Nearby occupiers include, Specsavers, Cooplands, Sports Direct. The property has open plan sales area with rear stores, WC facilities on first floor and rear servicing.

DESCRIPTION

The property comprises a ground floor shop retail with First floor stores / office. The unit has prominent and wide frontage to High Street. The unit could be ready for immediate occupation subject to tenant's shop fitting. A modern glazed shop front faces the high street.

ACCOMMODATION

Briefly, the property provides the following approximate Net Internal Areas and dimensions: -

Ground Floor Sales	103.7 m ²	(1,116 sq ft)
First Floor	43.5 m ²	(468 sq ft)
WC		
Total	147.2 m²	(1,584 sq ft)

PLANNING

The property has E Class planning use. Other uses may be permitted, subject to planning and landlords' consent.

LEASE TERMS

The property is available by way of a new lease at a rent of £17,500 pax for a minimum term of 3 years on tenants Full Repairing & Insuring terms.



LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

RATING

Rateable Value (2023) - £9,500

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band B (46). A full copy of the EPC is available for inspection if required.

AML

In accordance with Anti Money Laundering Regulations, the Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

VIEWING

Strictly through the sole Agents Connect Property North East:

Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk



Redcar (76 High Street Redcar)

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Ordnance
Survey

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