



**PROPOSED REDEVELOPMENT OF REDCAR STATION,
REDCAR TO PROVIDE PREMISES FOR A VARIETY OF
USES SUCH AS RETAIL, LEISURE, HOSPITALITY AND
CONSULTING ROOMS**

Naylors 
Gavin Black
Commercial Property People

Location

The premises are situated in Redcar Town Centre close to the existing retail areas.

2019/2020 the Station was used by 338,000 passengers.

Description

The premises will be redeveloped to provide a range of different sized units catering for a range of uses.

Accommodation:

- 1,327.64 m² (14,285 ft²)

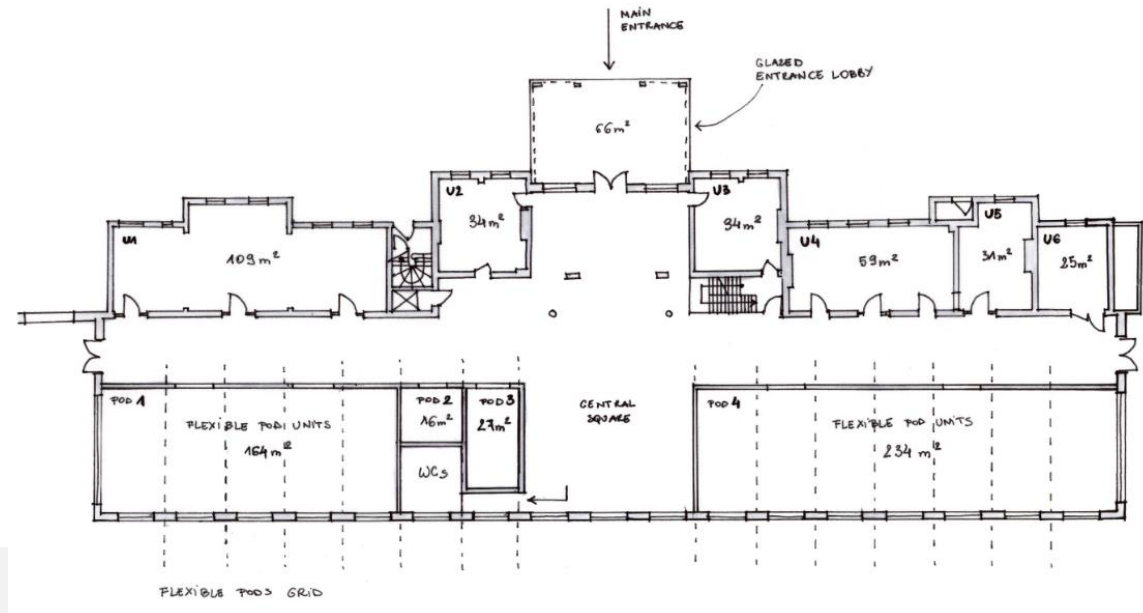
An indicative layout option is attached to these details.

Terms

Available by way of a new effective FRI lease, for a term of years to be agreed.

Rent

To be determined when the size and location of the unit has been agreed.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Rateable Value

The premises will be reassessed for Rating purposes on completion of the redevelopment.

Services

The property has the benefit of all mains services.

EPC

Will be available following completion of the redevelopment.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

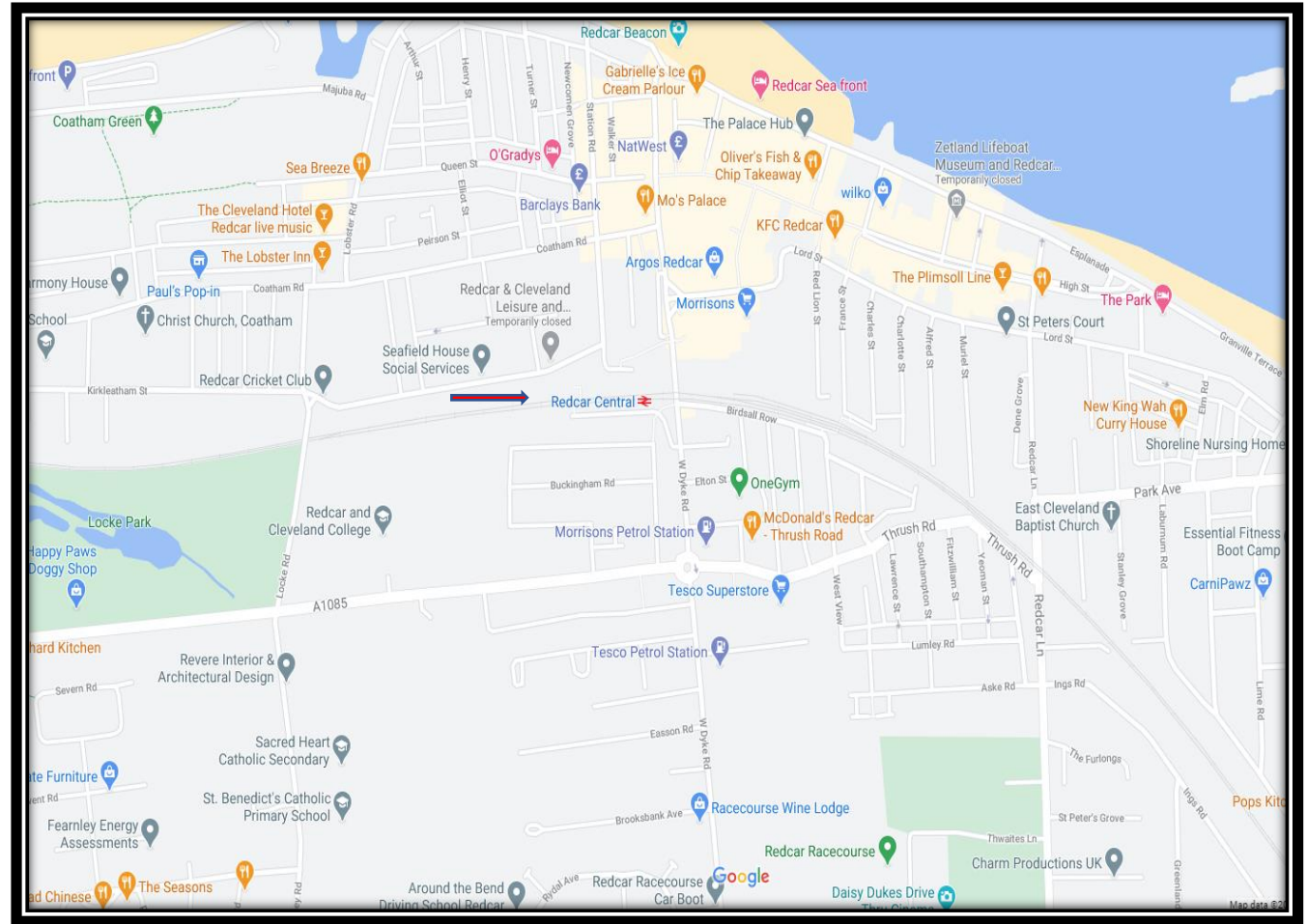
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