

**62 HIGH STREET, REDCAR, TS10 3DR**  
**PRIME RETAIL UNIT**

**TO LET – FLEXIBLE TERMS AVAILABLE**

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### LOCATION

The subject property occupies a prime trading position on the pedestrianised section of Redcar's busy High Street. The property immediately joins Santander, whilst being in close proximity to B & M Stores, Superdrug, WH Smith, Specsavers and Sports Direct.

### DESCRIPTION

The premises are arranged over 2 floors, with retail space on the ground and staff / storage areas to the first floor.

### ACCOMMODATION

Net Frontage	5.70 m	18' 3"
Internal Width (max)	5.90 m	18' 11"
Shop Depth (max)	37.10 m	118' 9"
Ground Floor Sales	191.75 sq m	2,063 sq ft
First Floor Storage/Staff	38.47 sq m	414 sq ft

### PROPOSED TERMS

The property is available for a term of years to be agreed on a full repairing and insuring basis at a rent of £25,000 per annum.

### RATING ASSESSMENT

The property has a Rateable Value of £27,000. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

### VIEWING

All viewings are strictly by prior appointment.

Contact: Thomas: Stevenson - 01642 713303



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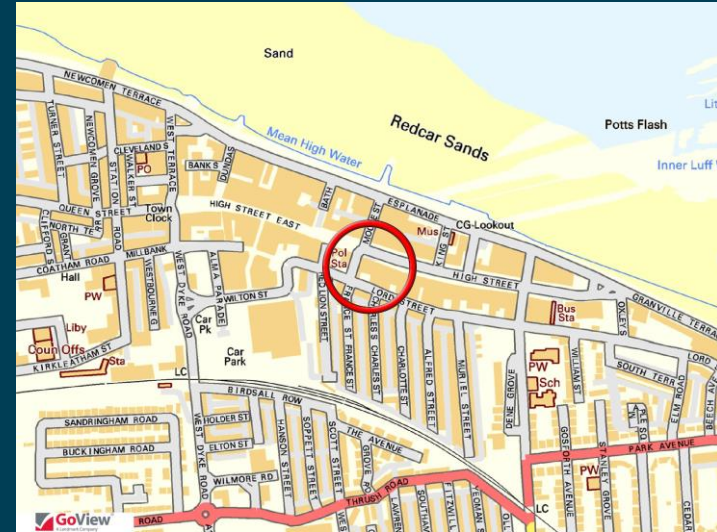
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