

5 & 5a HIGH STREET, REDCAR, TS10 3BY

FOR SALE – TOWN CENTRE MULTI LET INVESTMENT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

5 & 5a HIGH STREET, REDCAR, TS10 3BY

FOR SALE – TOWN CENTRE INVESTMENT

LOCATION

The property is located within the seaside town of Redcar, 7.5 miles north east of Middlesbrough, 20 miles north west of Whitby and 7.5 miles south east of Hartlepool.

Redcar is a well-established retail centre accommodating local, regional and national occupiers including Costa, Vodafone, B&M and Greggs. The subject property occupies a prime trading position on the pedestrianised section of the High Street and is positioned between Charles Clinkard and Coral, opposite Halifax and Cancer Research.

The seafront and esplanade area, approximately 100m north, have undergone significant regeneration in recent years including development of the Redcar Beacon, cinema complex and extensive landscaping.

DESCRIPTION

The property comprises an attractive, three storey, mid terraced building arranged to provide a banking hall and separate office accommodation.

5 High Street is let to NatWest Bank and arranged to provide a ground floor banking hall with offices and staff accommodation.

The unit benefits from a well presented corporate fitout and therefore includes suspended ceilings with ceiling mounted air conditioning units and carpeted flooring.

5a High Street, known as Coatham House, is arranged to provide office and staff accommodation over three floors with separate access from West Terrace Back Street

Externally the property provides parking for 4 / 5 vehicles to the rear.

ACCOMMODATION

5 High Street

Ground Floor

Sales	155.40 sq m	(1,673 sq ft)
Office	43.50 sq m	(468 sq ft)
Storage	50.10 sq m	(539 sq ft)
WC		

5a High Street

First Floor

Offices	97.20 sq m	(1,046 sq ft)
WC		

Second Floor

Offices	108.80 sq m	(1,171 sq ft)
---------	-------------	---------------

5 & 5a High Street

Total	455.00 sq m	(4,897 sq ft)
-------	-------------	---------------

5 & 5a HIGH STREET, REDCAR, TS10 3BY

FOR SALE – TOWN CENTRE INVESTMENT

TENURE

The premises are fully let on the following basis:

5 High Street – Let to National Westminster Bank PLC by way of a 10 year, effectively full repairing and insuring lease from 10th February 2019 at a rent of £45,000 per annum.

5a High Street – Let to Coatham House Enterprise Limited by way of 20 year, effectively full repairing and insuring lease, from 01 October 2004 at a rent of £7,750 per annum.

The property has a total income of £52,750. and full lease details are available on request.

PROPOSED TERMS

The freehold interest is available to purchase at an asking price of £450,000.

RATING ASSESSMENT

The property has the following Rateable Values:

5 High Street -	£17,500
5a High Street -	£11,500

Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

We are advised that the property is not elected for VAT and no VAT will apply to the purchase price.

VIEWING

All viewings are strictly by prior appointment.

Contact:

Jack Robinson

Tel: 01642 713303

Email: jack@thomas-Stevenson.co.uk

5 & 5a HIGH STREET, REDCAR, TS10 3BY
FOR SALE – TOWN CENTRE INVESTMENT



5 & 5a HIGH STREET, REDCAR, TS10 3BY
FOR SALE – TOWN CENTRE INVESTMENT



5 & 5a HIGH STREET, REDCAR, TS10 3BY

FOR SALE – TOWN CENTRE INVESTMENT



5 & 5a HIGH STREET, REDCAR, TS10 3BY FOR SALE – TOWN CENTRE INVESTMENT



5 & 5a HIGH STREET, REDCAR, TS10 3BY FOR SALE – TOWN CENTRE INVESTMENT

English | [Overview](#)

Energy performance certificate (EPC)

Property address 5 & 5a High Street Redcar TS10 3BY	Energy rating C	Valid until 31 April 2024
--	---------------------------	------------------------------

Property type: Retail/Financial and Professional Services
Total floor area: 297 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to G.

Energy rating and score

The property's energy rating is:

Under 0 A+ 9-25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G

75 C

How this property compares to others

Properties similar to this one could have ratings:

English | [Overview](#)

Energy performance certificate (EPC)

Property address 5 & 5a High Street Redcar TS10 3BY	Energy rating D	Valid until 30 April 2024
--	---------------------------	------------------------------

Property type: Retail/Financial and Professional Services
Total floor area: 325 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

The property's energy rating is:

Under 0 A+ 9-25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G

99 D

How this property compares to others

Properties similar to this one could have ratings:

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority;
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk