

176-178 HIGH STREET, ESTON, TS6 9JA

PROMINENT RETAIL UNIT

TO LET / FOR SALE

The Talbot

ESTON ARTS CENTRE

signal

RJK

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

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LOCATION

The property is situated on the south side of Eston High Street within the heart of the town centre adjacent to The Foundry public house and opposite Eston Institute W.M.C.

Nearby occupiers include Tui Holiday Store, Ramsdens Hall Opticians, Richard J Knaggs & Co Solicitors, Virgin Money, Ladbrokes and Spar convenience store.

Car parking is available both on-street in proximity to the property and also via the main town centre car park, which lies to the south of the High Street.

DESCRIPTION

The property comprises a mid-terrace retail unit, formerly occupied as a banking hall, over three floors.

The building is arranged to provide a ground floor sales area with stores. The first floor provides stores, staff room with kitchen and toilet facilities. There is additional storage available within the basement area.

Most recently trading as Eston Arts Centre the property is suitable for a wide variety of potential retail uses, café or a bar/micro pub, subject to necessary consents.

ACCOMODATION

The property comprises the following accommodation:

GROUND FLOOR

Sales Area 116 sq m (1,249 sq ft)

FIRST FLOOR

Staff Area 37.40 sq m (402 sq ft)

BASEMENT

Storage 20.80 sq m (224 sq ft)

RATEABLE VALUE

The property has a rateable value of £17,500. Interested parties should contact Redcar and Cleveland Council to determine the exact rates payable.

PROPOSED TERMS

The property is available to let via a new lease for a number of years to be agreed at an initial rent of £12,000pa.

Alternatively, the freehold is available to purchase for £175,000 O.N.O.

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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices/rentals are exclusive of VAT if applicable.

VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Please contact Paul Stevenson on 01642 713303

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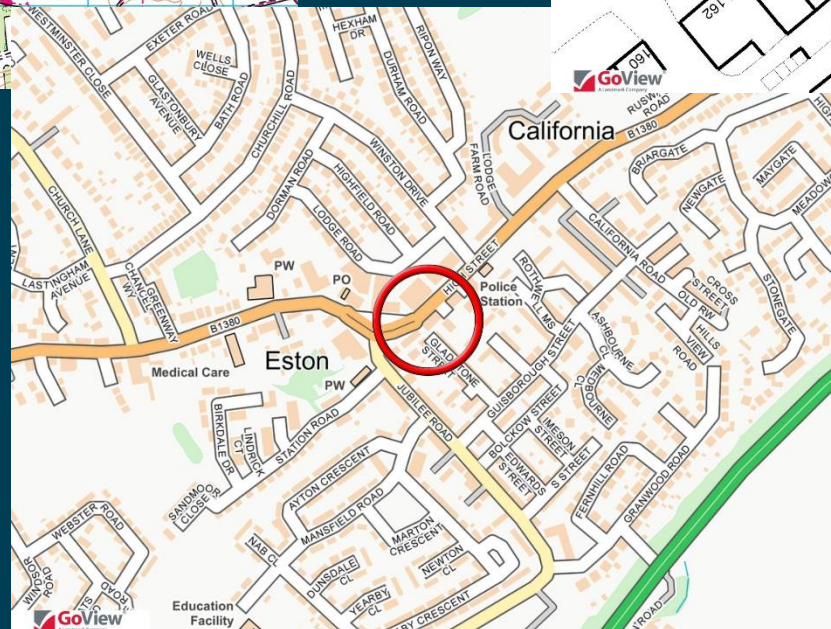
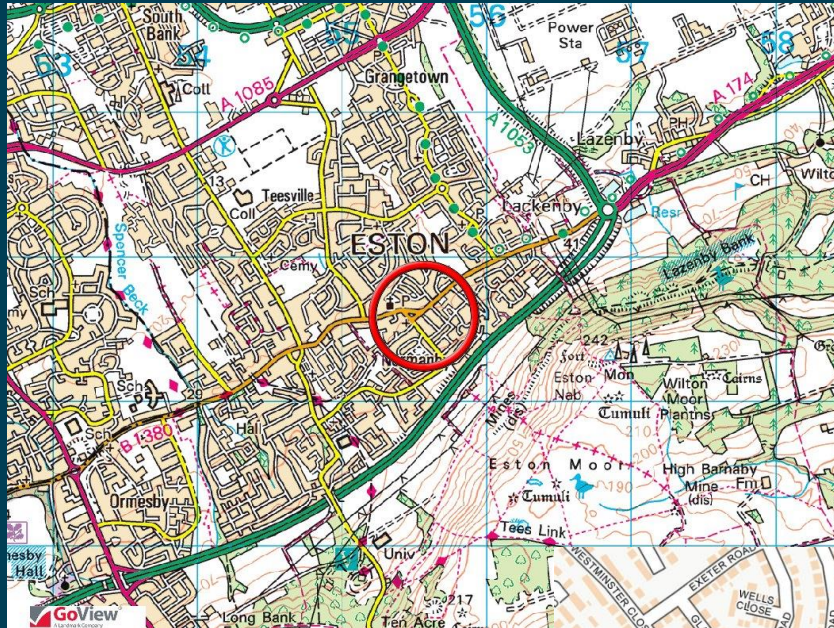
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Investment Property

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Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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