



# RETAIL UNIT TO LET (Former Wilkos)

81 High Street, Redcar TS10 3DE  
Approx. 2,368.75 SQ M (25,497 SQ FT)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## KEY POINTS

- Prominent Corner Position
- Two Storey Building
- Fully Fitted with Racking
- Could be split floor by floor (subject agreement)
- May Sell
- Close to new public realm improvements

## LOCATION

The subject property occupies a prominent corner position with frontage on the corner of High Street and Moore Street. The property is directly opposite the pedestrianised section of the high street and close to the Promenade and Council regeneration projects.

The property is in close proximity to the entrance to Regents Walk Shopping Centre. Retailers in the immediate vicinity of the property include Boyes, Yorkshire Trading Co, British Heart Foundation, William Hill.

## DESCRIPTION

The subject property comprises a modern two-storey, purpose-built retail unit of steel framed construction, with brick and blockwork elevations. The roofs are pitched and covered with artificial slates. Internally, the ground floor provides a large retail area with ancillary loading facilities to the rear. The first floor provides further ancillary accommodation with a generous staff amenity area. Access to the first-floor warehouse space is via 2 goods lift and 3 staircases.

The local authority is developing a new family-focused entertainment venue which is to contain the likes of tenpin bowling, mini golf, laser tag and climbing walls and a 'cultural hub' to house the town's library. The project is the centrepiece of the £25m Redcar Town Deal scheme. An indoor street, connecting the High Street and the Esplanade overlooking the seafront, is also to be created, which will include a space for public events. Construction of the development has commenced.

## ACCOMMODATION

The property provides the following approximate Net internal areas:

Description	Sq m	Sq ft
Shop Floor	1,200.96	12,927
First Floor Storage / Staff	1,167.79	12,570
<b>TOTAL</b>	<b>2,368.75</b>	<b>25,497</b>

## TERMS

The premises are available 'To Let' by way of a new Full Repairing & Insuring lease for a term of years to be agreed. Rent on application.

## VAT

Payable on the rent.

## BUSINESS RATES

From April 2023 the current Rateable Value for the property is £107,000 RV

The 2024/2025 retail, hospitality and leisure Business Rates Relief Scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).



## ENERGY PERFORMANCE CERTIFICATE

The property has an energy assessment rating of C (64).

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly through the agents Connect Property North East:-

**Andrew Wilkinson**

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50 metres

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