



81 High Street, Redcar, Cleveland, TS10 3DE

Large modern retail unit located on prominent corner position

Summary

Tenure	To Let
Available Size	25,496 sq ft / 2,368.66 sq m
Rates Payable	£2.15 per sq ft Interested parties to make enquires to relevant billing authority
Rateable Value	£107,000
EPC Rating	Upon enquiry

Key Points

- Modern two-storey building with large first floor warehousing area
- Fully fitted with racking and storage area and staff amenity
- Available by way of a new FRI lease
- Prominent double fronted High St unit

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Summary

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Rates Payable	£2.15 per sq ft Interested parties to make enquires to relevant billing authority
Rateable Value	£107,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

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 areas. Access to the first floor warehouse space is via 2 goods lift and 3 staircases.

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. Furthermore, 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 and B&M Bargains.

Accommodation

The accommodation comprises the following areas:

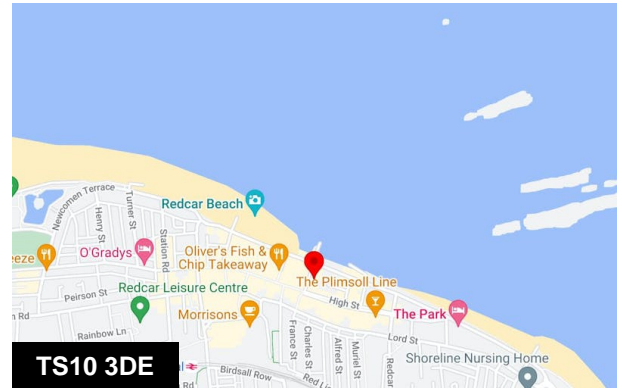
Name	sq ft	sq m	Availability
Ground - Trading area/shop floor	12,927	1,200.96	Available
1st - Storage and staff amenity	12,570	1,167.79	Available
Total	25,497	2,368.75	

Rates

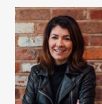
From 1st April 2024, the 2024/2025 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk. Current rateable value for the property is £107,000.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



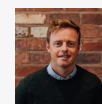
Viewing & Further Information



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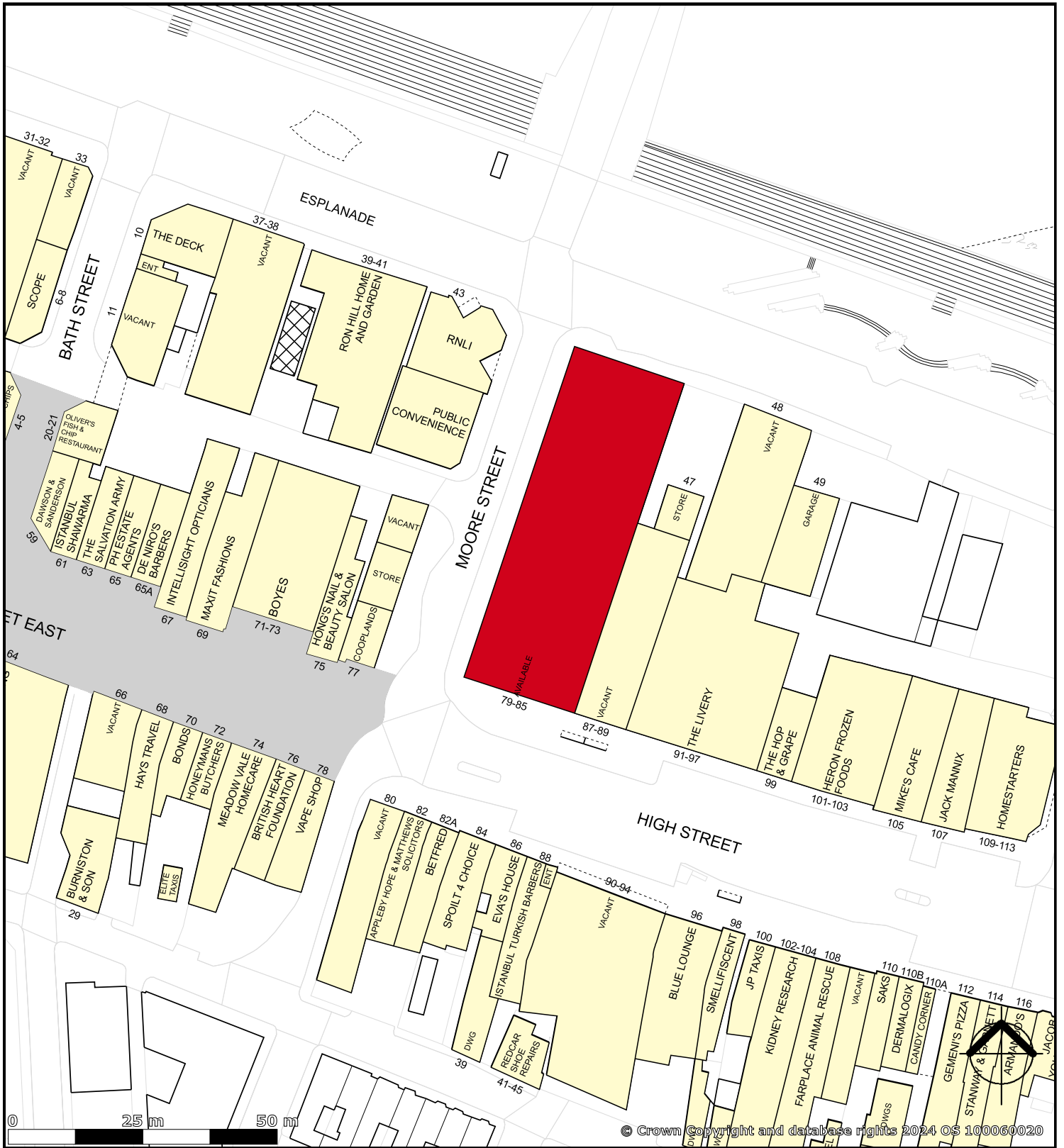
07737 910 932

alex@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

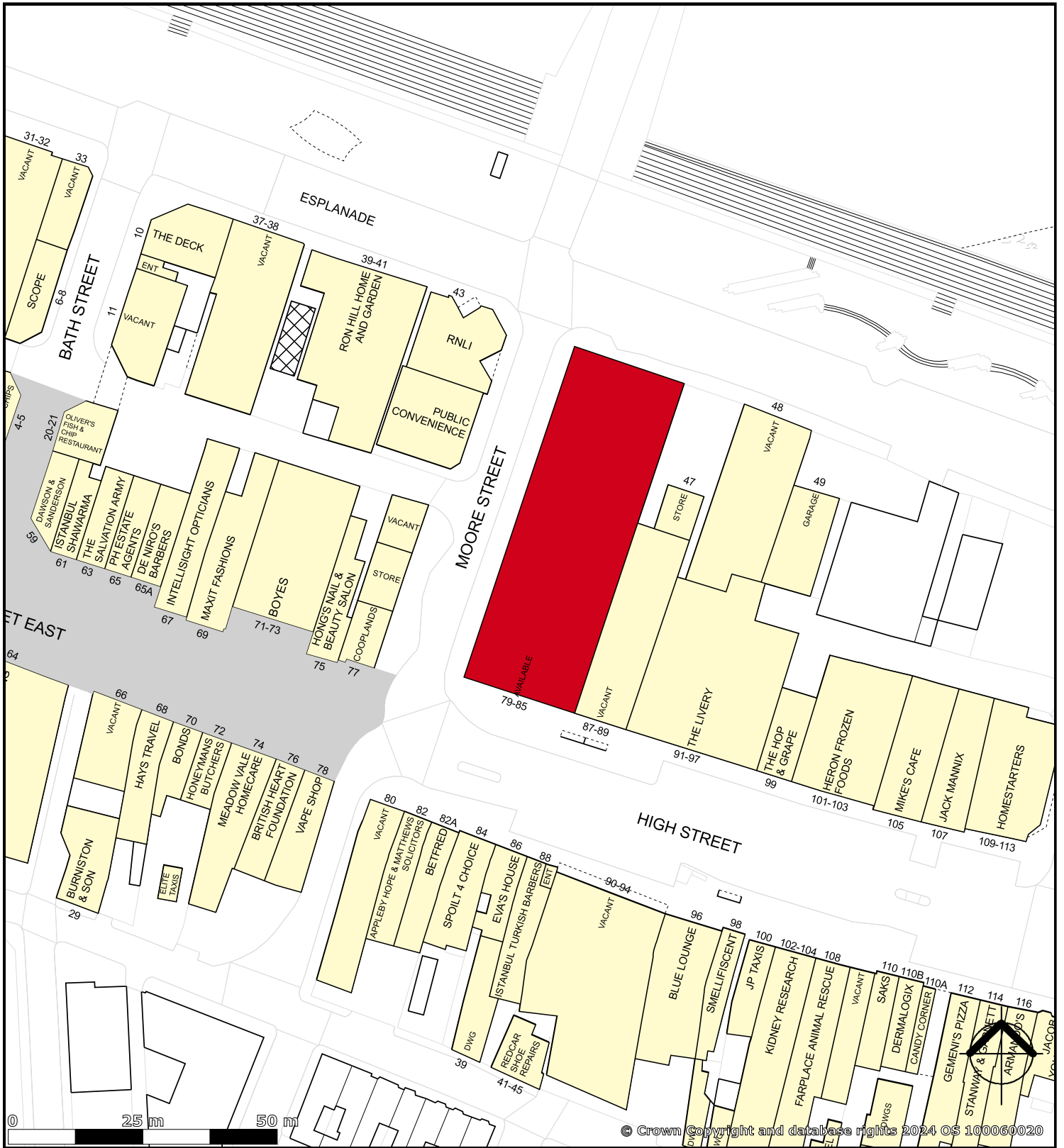
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