

**£249,995**  
**Station Road, Redcar, TS10**



- Two Self Contained Flats
- Two Commercial Units
- High Standard Finish
- Investment Opportunity
- Shared Rear Yard
- Fantastic Roof Garden
- Bustling Central Location
- Perfect Airbnb/Service Accommodation
- Projected Income £1,925PCM

We are delighted to welcome to the market this sizeable mixed commercial/residential property situated on Station Road, Redcar.

This is a most prominent building on a very busy, main street, built circa 1900's boasting plenty of Victorian charm and conveniently located just a stone's throw away from the Town Centre and Promenade.

We consider this premises an ideal Investment opportunity for someone who is looking for a buy to let investment with an immediate return available.

Currently one of the commercial units (5a) is let to Retro 55 trading as a cafe/retail shop. We understand that before Retro 55 moved in, this was occupied by a bustling Licenced wine bar. The other commercial unit (5b) has been refurbished and is now ready to secure a new Tenant. The two flats are currently occupied with good, long term Tenants.

When fully occupied and at the current rent levels this building achieves £1,925PCM. However there is more than room to increase the return available on this building. A simple rent review may be all that is required to bring the rents closer to market value or perhaps you are looking to provide a serviced or Airbnb style accommodation to maximise your return. Whatever you are looking to achieve this property is truly versatile and can provide you with a very healthy rental return.

Worth mentioning that the current owner has spared no expense in upgrading the property over the years with a high standard of finish in all areas and the only reason for the sale is due to retirement.

We are pleased to see a functional communal area with the addition of a W/C and delightful ROOF GARDEN which are seldom found in Town Centre buildings such as these. This makes a great space for entertaining guests particularly if you are looking to provide an Airbnb style of accommodation.

Currently the home of Retro 55 (5a) consists of the following: Customer Area, Bar, Staff Toilet, Cellar - £420PCM - Lease in place - details can be provided.

Once the home for many years of Bespoke Home Improvements the commercial premises at (5b) consists of the following: Sizeable Showroom, Storage Area, Kitchen Area, Staff Toilet, Shared Rear Yard - current asking price £595PCM.

Flat 1 - second floor accommodation comprises the following; Entrance Hallway, Lounge, Kitchen, Bathroom, One Bedroom - £360PCM - AST, fixed term expired.

Flat 2 - first floor accommodation comprises the following; Entrance Hallway, Lounge, Kitchen/Diner, Bathroom, Two Bedrooms - £550PCM - AST, fixed term expired.

Communal Areas; Beautifully maintained, new carpets to stairway, feature tiling, roof garden, w/c.

Why not take a tour of this building now by clicking the link:

<https://view.ricoh360.com/92bd19f8-a501-48fe-afd5-183c8ac14ca4>

Please see below the links for each EPC:

Commercial 5a EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/6807-2376-7426-0926-9164>

Commercial 5b EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0022-5460-1040-0654-2162>

Flat 1 EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0319-3039-7203-1714-8200>

Flat 2 EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/8171-7921-6210-3656-0926>

Viewings are strictly via an appointment with the Agent.

Please allow up to 45 minutes for your viewing to appreciate all this property has to offer.

# Station Road, Redcar, TS10

## 5a Station Road

### Customer Area

28'5" x 14'5" (8.66m x 4.39m)  
Laminate flooring. Pendant lighting throughout.  
Spot lights. Shelving. Bar area. Fire place.  
Emergency lighting.

### Cellar

13'4" x 6'4" (4.06m x 1.93m)  
Power sockets. Lighting. Shelving. Wooden stairs and banister. Smoke detector.

### W/C

6'5" x 3'1" (1.96m x 0.94m)

## 5b Station Road

### Showroom

30'0" x 16'2" (9.14m x 4.93m)  
Consumer unit. CCTV to front and rear - feeds to monitor in the cupboard. Tiled flooring.  
Heating controls. Heat detector. LED strip lighting. Internet point. Lighting/fire alarm panel.  
Spot lights. Loft access. Storage/shelving.

### Rear Storage Room

21'0" x 21'0" (6.40m x 6.40m)  
Rear door to shared yard. Kitchen area; sink with mixer tap. Worktops and storage unit.  
Toilet off. Fuse box. Strip lighting.

### W/C

6'3" x 5'8" (1.91m x 1.73m)  
Toilet. White pedestal sink. Extractor.  
Cupboard. Vinyl flooring. Cladding to walls.

### Shared Rear Yard

Fully enclosed, secure yard. Roller shutter door.

### Communal Area

16'5" x 5'4" (5.00m x 1.63m)  
Composite front door. Ceramic feature tiled flooring. Newly carpeted to stairs. Spot lights.  
Smoke detector. Storage cupboard housing electric meters for 2x flats and commercial unit 5b. Stairs off.

### W/C

6'3" x 2'8" (1.91m x 0.81m)  
Vinyl flooring. Cladding to walls. Spot light.  
Toilet. Sink with mixer tap and vanity unit. Stop taps.

### Roof Garden

21'5" x 18'2" (6.53m x 5.54m)  
Concrete roof - felted. Astro turf and patio area.  
Two washing rotary lines. Commercial stainless steel sink. Rockery area. Fencing surrounding.

### Flat 2 Entrance Hallway

Vinyl flooring. Spot light. Smoke detector.  
Consumer unit. Alarm control panel.

### Flat 2 Kitchen

13'7" x 13'9" (4.14m x 4.19m)  
Laminate flooring. Spot lights. Modern fitted kitchen with base and wall mounted units. Black glitter laminate worktops. Under unit lighting.  
Lamona electric oven and hob. Extractor fan.  
Electric heating - Airmaster. Smoke detector.  
Partially tiled.

### Flat 2 Bathroom

12'2" x 7'8" (3.71m x 2.34m)  
Vinyl flooring. Partially tiled. Spot lights. Electric heater. Chrome towel rail. White bath with shower over and glazed screen. Vanity unit with modern marble effect worktops. Extractor fan.  
Storage cupboard with main water cylinder.

### Flat 2 Lounge

14'11" x 11'9" (4.55m x 3.58m)  
Carpeted. Pendant light. Spot lights. Electric fire. Electric heater.

### Flat 2 Bedroom 1

13'2" x 11'9" (4.01m x 3.58m)  
Carpeted. Electric heater. Spot lights. Storage cupboard.

### Flat 2 Bedroom 2/Study

2.80m x 3.40m (9'2" x 11'2")  
Vinyl flooring. Spot lights.

### Flat 1 Entrance Hallway

3'5" x 7'1" (1.04m x 2.16m)  
Carpeted. Consumer unit. Smoke detector.

### Flat 1 Lounge

10'2" x 17'3" (3.10m x 5.26m)  
Carpeted. Spot lights. Electric heater. Smoke detector. Kitchen off.

### Flat 1 Kitchen

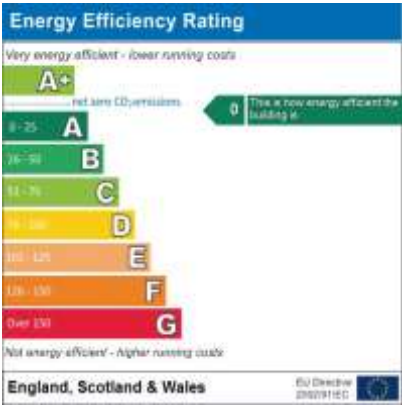
8'10" x 7'3" (2.69m x 2.21m)  
Vinyl flooring. Spot lights. Cream base and wall units with chrome handles. Black laminate worktops. Black sink with stainless steel mixer tap. Wine cooler. Plumbing for washing machine. Lamona electric oven and hob. Extractor fan.

### Flat 1 Bathroom

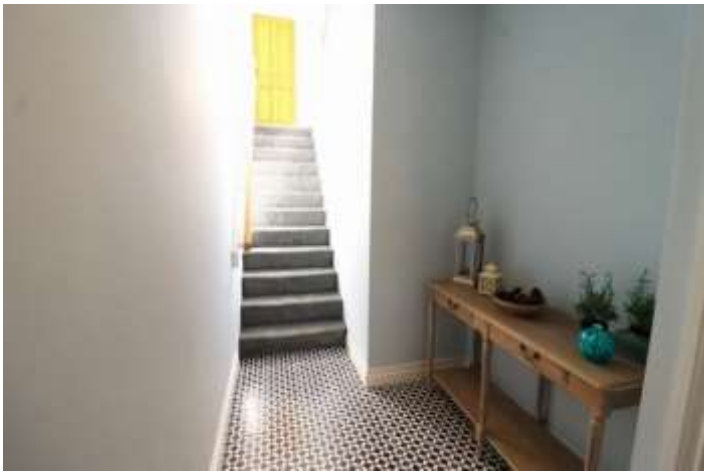
7'0" x 6'2" (2.13m x 1.88m)  
Vinyl flooring. Electric shower. Toilet. Sink. Electric heater. Velux window. Spot lights.  
Shower area tiled.

### Flat 1 Bedroom 1

10'0" x 9'9" (3.05m x 2.97m)  
Carpeted. 2x Velux windows. Electric heater. Spot lights.

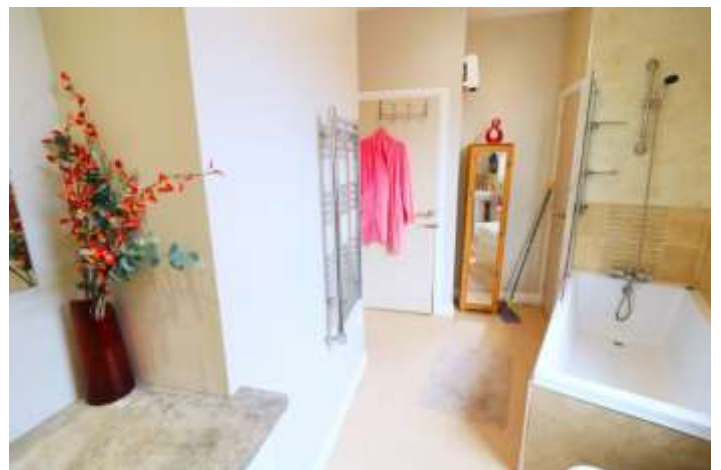
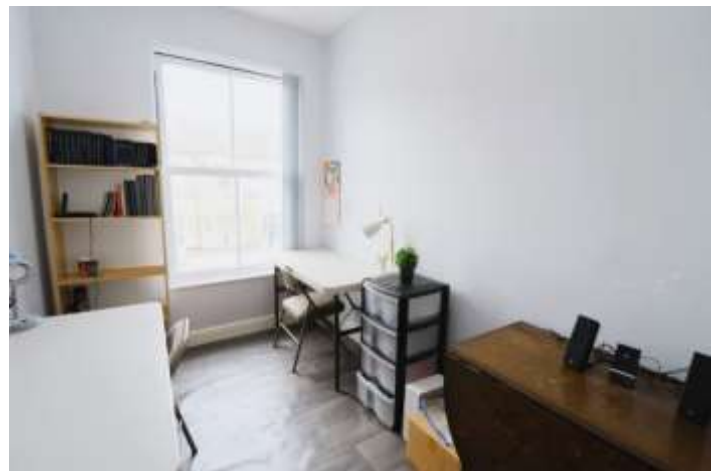
































GROUND FLOOR



1ST FLOOR



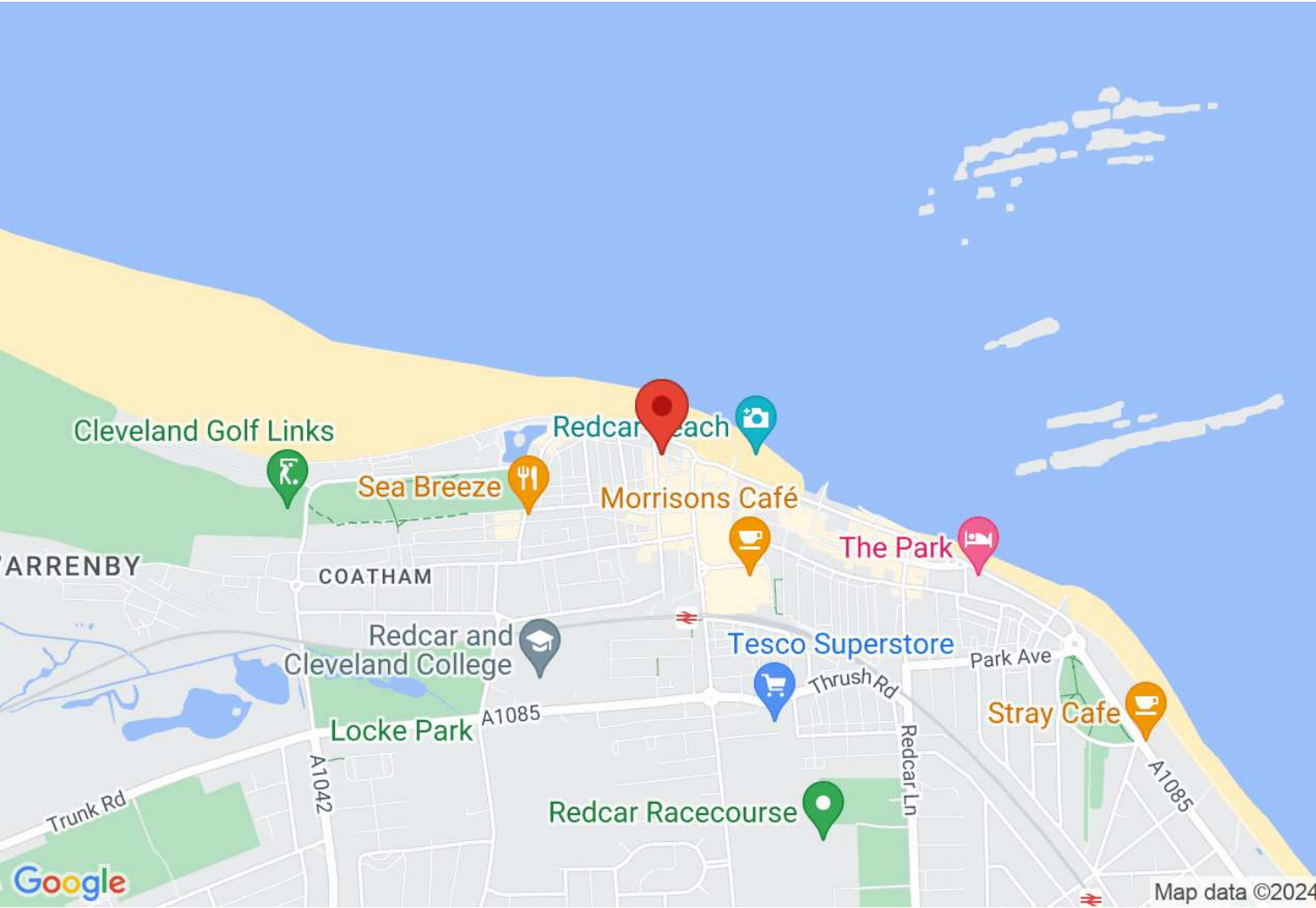
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD  
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.