

£265,000

High Street, Redcar, TS10



- Large Commercial Unit
- Prime High Street Location
- Freehold
- Four Bedroom Maisonette
- High Footfall Area
- Bus Nearby
- Near Seafront
- Investment Opportunity
- EPC Commercial: C

We are delighted to welcome to the market this mixed use commercial/residential property situated in one of the most prime positions on Redcar High Street.

Once the home of Viet Bistro this property comprises of a large ground floor commercial unit and a four bedroom Maisonette with own access off the High Street.

This property is a truly versatile investment and in the right hands has plenty of options to maximise the rental return.

As the building currently stands we estimate the rental income would be around £950PCM for the commercial unit and £750PCM for the Maisonette.

Why not take a tour of the property now via our 360 Virtual Tour:

Commercial: <https://view.ricoh360.com/6db0e088-0128-4e00-bb65-091a94079fa2>

Maisonette: <https://view.ricoh360.com/c3f68fac-071e-4c97-96e0-8d84279f1305>

Viewings are strictly by appointment VIA the Agent.

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Ground Floor Commercial

Customer Area Leading To Kitchen Area

16'6" x 8'4" (5.03m x 2.57m)

Tiled flooring. Pendant light. Fluorescent ceiling lights. Counter plumbing for sink. Cupboard with electric meter, consumer unit and spot light.

Toilet 1

5'1" x 4'4" (1.55m x 1.32m)

Tiled flooring. Toilet. Sink with vanity unit. Electric hand dryer. Fluorescent ceiling lights. Extractor fan. Toilet roll holder. Mirror.

Toilet 2

5'8" x 7'10" (1.73m x 2.39m)

Tiled flooring. Toilet. Sink with vanity unit. Urinal. Electric hand dryer. Fluorescent ceiling lights. Extractor fan. Toilet roll holder. Mirror.

Storage Room 1

4'3" x 12'6" (1.30m x 3.81m)

Tiled flooring. Fluorescent ceiling lights.

Storage Room 2

6'6" x 7'7" (1.98m x 2.31m)

Tiled floorings. Fluorescent ceiling light.

Storage Room 3

7'1" x 19'11" (2.16m x 6.07m)

Tiled flooring. Spot light.

Storage Room 4

Tiled flooring. Spot lights. 2 x uPVC windows. 3'11" x 4'10" and 3'2" x 4'10"

Shower Room

6'4" x 9'6" (1.93m x 2.90m)

Tiled flooring. Spot lights. uPVC window. White toilet. White sink. Shower. Strom boiler. Ariston water tank. Extractor fan.

Maisonette First Floor

Hallway

6'4" x 15'3" (1.93m x 4.65m)

Vinyl flooring. Smoke detector. Pendant light. Stairs to top floor. Electric meter. Consumer unit.

Dining Room/Bedroom

10'2" x 15'3" (3.10m x 4.65m)

Vinyl flooring. uPVC window. Curtain and rail. Pendant lighting. Storage space.

Kitchen

10'8" x 21'2" (3.25m x 6.45m)

Vinyl flooring. uPVC window. Base and wall units. Black one and a half sink and drainer with mixer tap. Electric cooker and hob. Extractor fan. Ceiling fan with light. Thermex water tank. Plumbing for washing machine. Door to rooftop.

Lounge

16'6" x 19'2" (5.03m x 5.84m)

Vinyl flooring. 2 Pendant lights. Large bay window. Curtains and rail. Mirror. Virgin media point.

Toilet

6'3" x 3'7" (1.91m x 1.09m)

Tiled flooring. Extractor fan. Toilet. Pendant light. uPVC window.

Shower Room

6'3" x 6'11" (1.91m x 2.11m)

Tiled flooring. Fully tiled walls. Cladding to ceiling. uPVC window. Spot light. Extractor fan. Sink with vanity unit. Large shower cubicle with electric shower. Mirrored cabinet.

Stairs/Landing

Vinyl flooring. uPVC window. Pendant lighting. Smoke detector.

Bedroom 1 (Front)

10'2" x 16'5" (3.10m x 5.00m)

Laminate flooring. uPVC window. Curtains with rail. Pendant lighting. Cupboard.

Bedroom 2 (Rear)

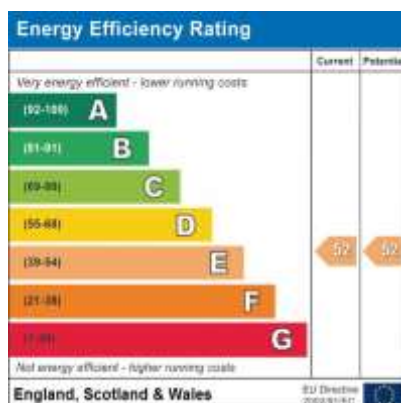
9'7" x 15'8" (2.92m x 4.78m)

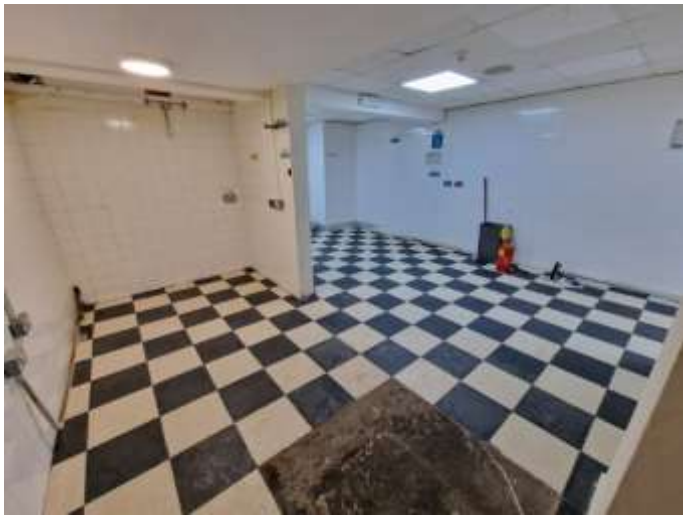
Laminate flooring. uPVC window. Curtains with rail. Pendant lighting. Locked cupboard.

Bedroom 3 (Front)

7'0" x 15'8" (2.13m x 4.78m)

Laminate flooring. uPVC window. Curtain with rail. Pendant lighting.



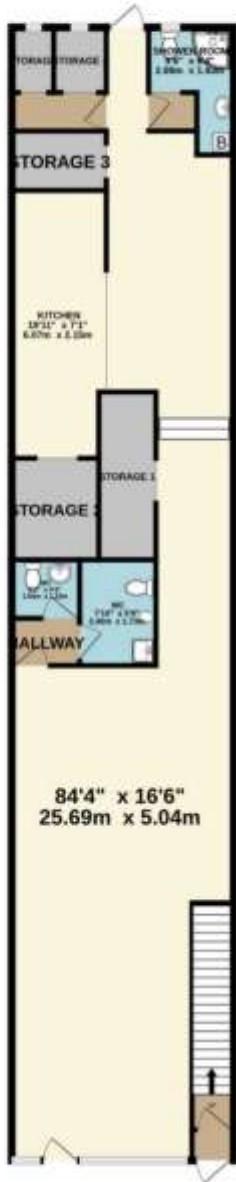








GROUND FLOOR
1394 sq ft. (129.7 sq.m.) approx.



1ST FLOOR
701 sq ft. (64.7 sq.m.) approx.



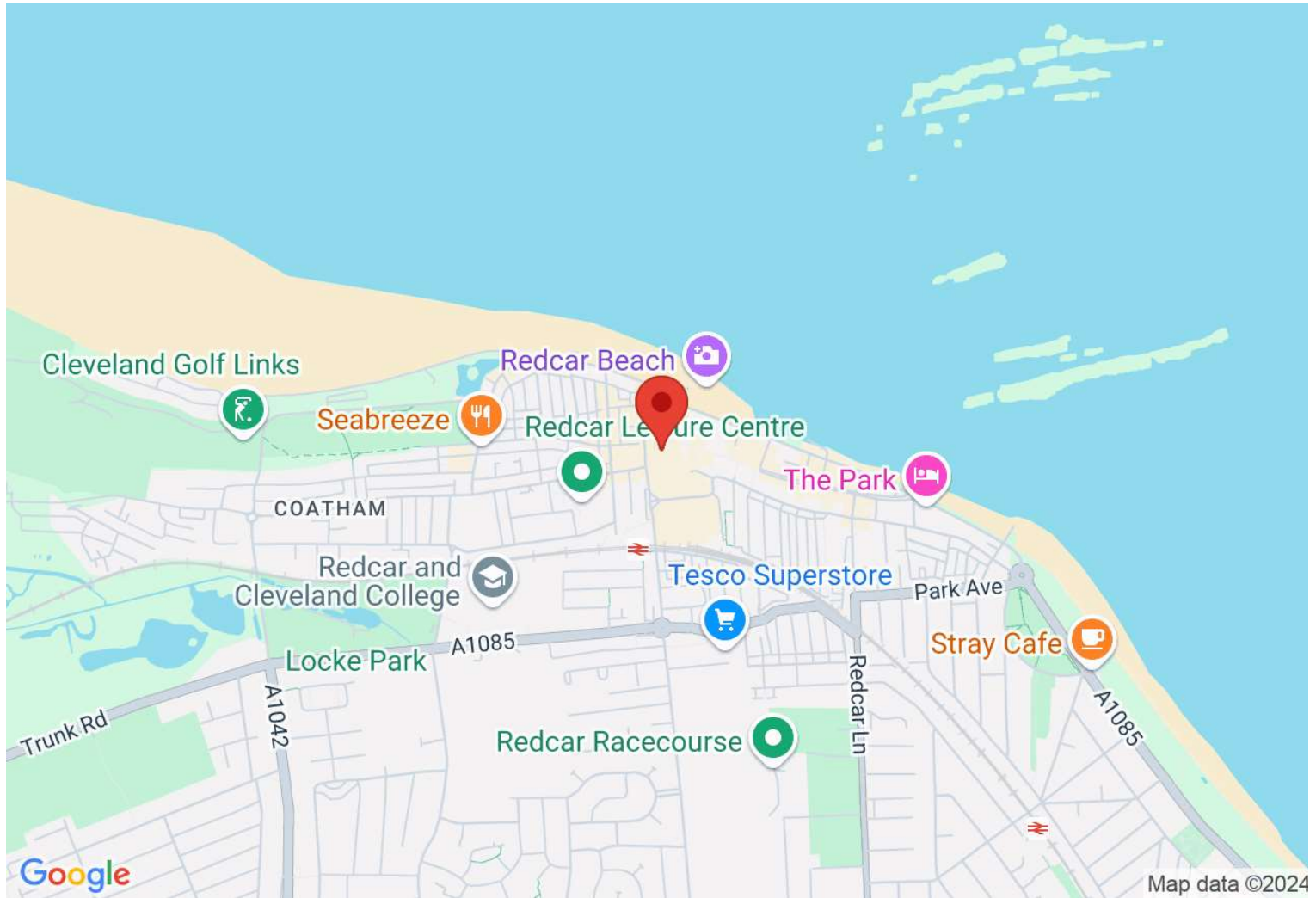
2ND FLOOR
531 sq ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 2685 sq ft. (249.4 sq.m.) approx.
 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.
 Made with Metropix 02024

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: info@redcarletting.co.uk W: redcarlettingandsales.co.uk

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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.