

Redcar – 102/104 High Street TS10 3DL  
Double Fronted Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Redcar – 102/104 High Street TS10 3DL

## Double Fronted Retail Premises to Rent



### Property Features:

- Comprises double fronted retail premises
- Benefits from vehicular access at the rear
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with nearby occupiers including Iceland, Morrisons, B&M, The Works, Wilko, Costa Coffee.

### Property Description:

Comprises double fronted ground floor retail premises, suitable for variety of uses (Class E), providing the following accommodation and dimensions:

Ground Floor: 400 sq m (4,305 sq ft)

Open plan retail, storage, office, kitchenette, wc





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## Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 per week (PCM: £2,083.33 / PA: £25,000)

Deposit: £6,250 (3 Months)

## Rateable Value:

Rateable Value - £23,750 p.a.

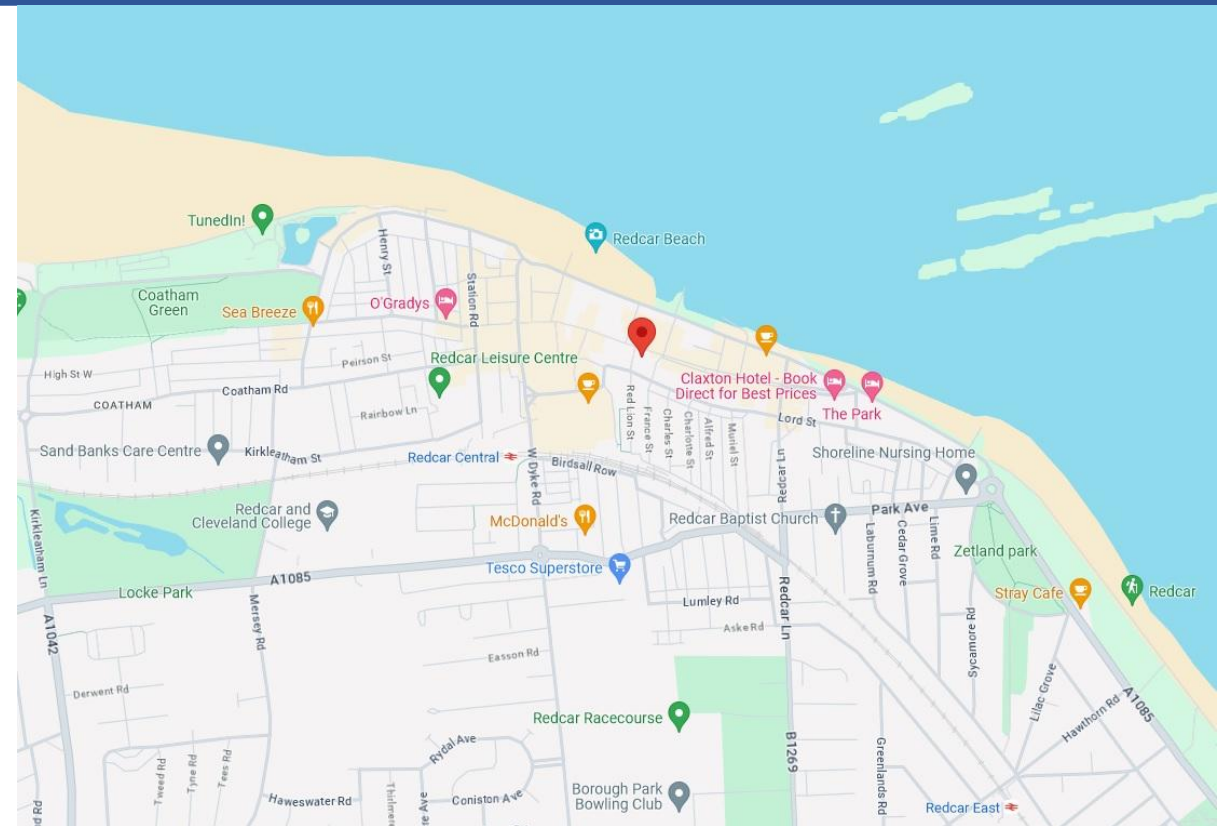
Rates Payable - £12,200 p.a.

## EPC:

The property benefits from a D Rating. Certificate and further details available on request.

## Location:

The property is situated in the heart of the town centre on the south side of High Street, close to Regent Walk Shopping Centre where retailers include Home Bargains and JD Sports. Other nearby occupiers of the High Street include Iceland, Morrisons, B&M, The Works, Wilko, Costa Coffee, Greggs, Sports Direct and WHSmith, amongst others.

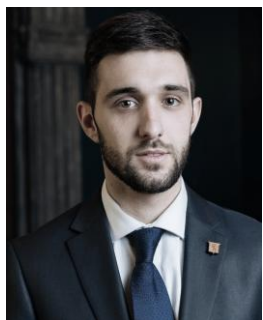


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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