



Investment/ Development Opportunity with Ground Floor Retail Unit

13a Cleveland Street, Redcar,
Cleveland, TS10 1AA

Location

The town of Redcar is situated on the north eastern coast, 13 kilometres (8 miles) east of Middlesbrough with good access to the A19 and A66 via the A1085 and A174 and rail access to Middlesbrough.

The subject property is situated on Cleveland Street, north of the town's main retail pitch; the street operates a one way system running west from West Terrace connecting to Station Road. The rear of the property can be accessed from Central Terrace.



The immediate surrounds are predominantly retail/commercial services, with occupiers such as The Cutting Rooms Hairdressers, R&M Fletcher & Co Solicitors, an Indian Restaurant and Crazy Cake café

Description

The former Post Office is a substantial four storey building with a main entrance leading to the ground floor retail accommodation and an additional side entrance providing access to the rear offices/ sorting spaces. To the rear of the building there is a large enclosed yard with concrete surface leading straight into the rear sorting area.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and can confirm the unit provides the following dimensions and net floor areas:

Floor	Description	NIA sq m	NIA sq ft
Basement	Plant Room	24.10	259.41
Ground Floor	Retail/ Sorting Office	399.80	4303.40
First Floor	Staff Area/ Sorting Office	304.63	3279.00
Second Floor	Staff Area	35.08	377.60
Total		763.61	8,219.41

Rating

The premises are currently entered into the Valuation List at RV £17,250. The current Uniform Business Rate for 2015/16 is 0.493 pence in the pound. Applying this rate gives an annual rates payable figure of £8,504.25.

Interested parties should verify this information by contacting the local Valuation Office directly.

Planning

The property has most recently been used as a retail unit, however we believe the property is capable of conversion into residential use subject to the necessary permissions.

Interested parties should make their own enquiries with the local planning authority.

Site Area

The site is approximately 0.106 ha (0.263 acres)



Offers

The vendor is seeking offers in the region of £250,000 for the benefit of their freehold interest on either an unconditional or conditional basis. Any conditional offers should clearly state the basis of offer.

Legal Fees

Each party is to be responsible for their own legal fees incurred in documenting the lease.

Energy Performance Certificate

D: 99

VAT

All figures within these terms are exclusive of VAT where chargeable.

Viewing

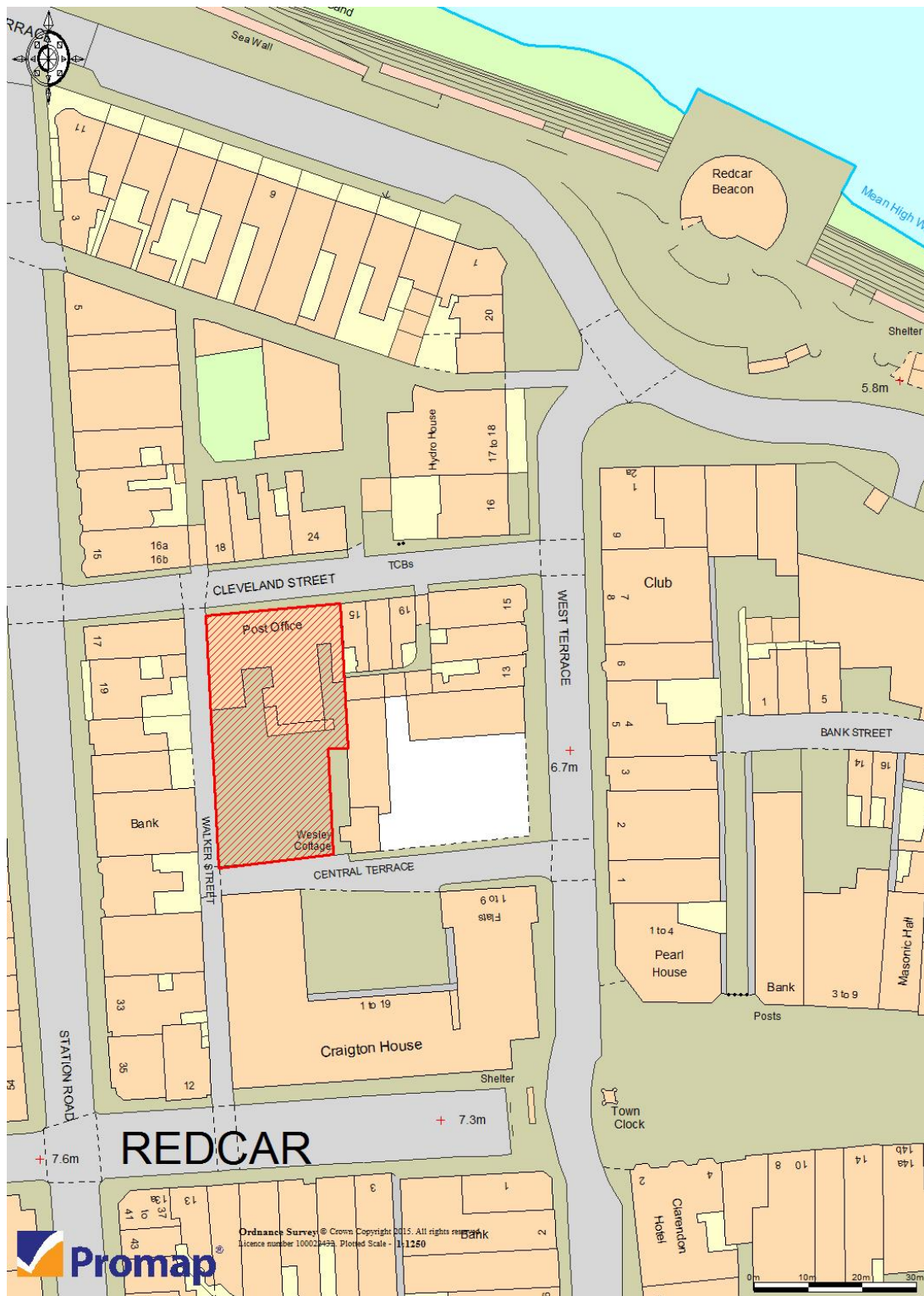
Strictly by prior appointment with sole agents BNP Paribas Real Estate:

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Subject to Contract – January 2016





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