

FOR SALE

PROPERTY SUMMARY

- Situated in a prominent position on Redcar High Street
- Total accommodation – 1,718 sq. ft.
- £25m Town Investment plan for Redcar underway
- Rental income - £15,000 per annum
- Freehold offers invited based on £150,000



Telephone: 01642 486777
or 07492 317970
Professional Nail Care



Retail Investment Property
75 High Street, Redcar, TS10 3DD



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Redcar is a Victorian seaside town located 7 miles to the east of Middlesbrough with a local population of 37,000.

The property is situated in a prominent position on the pedestrianised High Street.

This is a good commercial location providing mixed users, that are predominantly retailers and professional service businesses. Nearby occupiers include Boyes, Cooplands, Hays Travel and B&M.

Description

The property comprises a 2 storey, high street retail unit of traditional construction with a pitched, tiled roof.

The property is in single occupation by the current tenant, Hong’s Nail and Beauty salon who have been successfully trading from this location for the past 6 years.

The ground floor comprises a nail bar and beauty salon with separate treatment rooms to the rear.

The ground floor rear comprises staff kitchen and toilets. The first floor is currently undergoing refurbishment for additional treatment rooms.

Town Centre Transformation

Redcar has secured £25m of Government funding to deliver the Town Investment Plan which includes a range of transformational projects across the Town Centre.

Redcar High Street is set to receive a facelift, creating uncluttered spaces for events and activities, new street furniture, landscaping and improved lighting.

The aim is to help create a vibrant town centre which supports local independent businesses, jobs and encourages further investment.

The former Marks and Spencer’s and Goodwins buildings will be redeveloped into a new family activity centre and cultural hub with an outdoor event space linking to the high street.

Full details of the Town Investment Plans can be found at <https://redcarmacleveland.uk/engagementhq.com/hub-page/redcar-town-deal>

Accommodation

Unit	m ²	ft ²
Ground floor retail	95.7	1,030
First floor storage	64	688
TOTAL NIA	159.7	1,718

Occupation

Hong's Nail and Beauty Salon is held by way of an occupational lease which has been extended to 2028. Current rent passing is £15,000 per annum.

Rates

The valuation office website shows a current rateable value of £11,250.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2023-2024 period.

Enquiries regarding the actual amount payable should be directed to Redcar and Cleveland Borough Council on 01642 774774

Terms

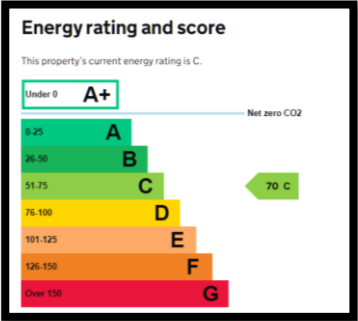
Freehold offers invited based on £150,000

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Energy Performance Certificate

This property has an Energy Performance Rating of C70. A full copy of the certificate is available upon request.



Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

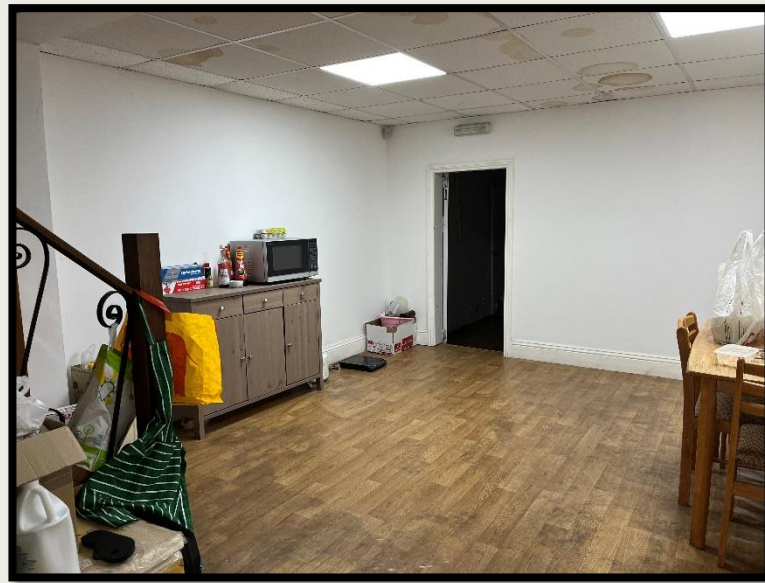
Strictly through the Sole Agents Dodds Brown.



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Town Investment Plan:
High Street Public
Realm improvements

75 High Street, Redcar, TS10 3DD



← Town Investment Plan: High Street Public Realm improvements

Town Investment Plan: Cultural and Leisure Anchor Attraction at former M&S and Goodwins unit.



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