

On the Instructions of



REDCAR, CLEVELAND TS10 2FB

Unit 2, West Dyke Road Retail Park



Location

The unit is prominently situated on West Dyke Road, one of the main arterial routes serving the town centre, close to the junction with Corporation Road.

Retailers in the same development include **McDonald's** and **Franks the Flooring Store**, with **White Cross Vets** soon to open. A **Morrisons** petrol filling station is also located on the development with the food store nearby. Other retailers in close proximity include **Tesco** and **Carpetright**.

Redcar is located some 9 miles east of Middlesbrough on the Cleveland coast and has a resident population of approximately 37,000.

Description

The unit comprises a modern single storey retail warehouse with car parking immediately adjacent. Internally the unit provides clear retail accommodation with an amenity block providing staff and office facilities. The unit has an electric roller shutter providing access to the rear service yard.

Planning

The unit benefits from Class A1 planning permission.

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	464.5	5,000

Note: These areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £65,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £5,000 and £2,650 respectively.

Rating

We are verbally advised the Rateable Value for the unit is £60,000, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Tom Beaumont
0161 817 6223
teb@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



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