

# FREEHOLD FOR SALE

## Extensive ground floor retail unit with upper floor offices

### 8 West Dyke Road, Redcar TS10 1DZ



#### LOCATION

The property is situated in a prominent position close to the junction of West Dyke Road with Coatham Road. Nearby occupiers include Holland & Barrett, Arriva, Bar Noir & Innerglow Salon. The property has a small rear car park for upto 3 vehicles accessible via a side lane.

#### ACCOMMODATION

The property provides a retail unit at ground floor with offices on first and second floors. The retail unit is at a slightly raised level at the rear however there is a DDA access via the side entrance. The first floor has been partitioned to provide 4 small meeting rooms at the front of the property and one larger room at the rear. There is a central staircase with 2 no WC's and a kitchen. The second floor has a larger office to the front whereas to the rear there are 3 individual offices. There is a single WC facility.

<b>Basement stores</b>	<b>53 sqm</b>	<b>(566 sqft)</b>
<b>Ground floor total potential sales</b>	<b>70 sqm</b>	<b>(754 sqft)</b>
<b>Rear Ground floor office/store</b>	<b>14 sqm</b>	<b>(148 sqft)</b>
<b>First floor 5 offices totalling</b>	<b>44.7 sqm</b>	<b>(481 sqft)</b>
<b>First floor kitchen</b>	<b>6.5 sqm</b>	<b>(69 sqft)</b>
<b>Second floor 4 offices totalling</b>	<b>70 sqm</b>	<b>(752 sqft)</b>

#### BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £11,250 from 1<sup>st</sup> April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £5,614. On the basis the RV is below £12,500 discretionary relief may be available or the property may qualify for zero rates payable. Interested parties should verify this rating information with the local rating authority directly and check the position.

#### ENERGY PERFORMANCE

**A new EPC has been requested**

#### TERMS OF OFFER

The premises are available by way of a freehold sale – offers in the region of £125,000 are required..

#### PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses subject to landlord's consent.

#### LEGAL COSTS & MLR

Each party is to bear their own legal costs incurred in documenting a sale. Proof of funds for the purchase will be required prior to solicitors being instructed. Any buyer will be required to provide ID and the source of funds.

#### VAT

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

**NOVEMBER 2023**

**Reid  
Birkett**

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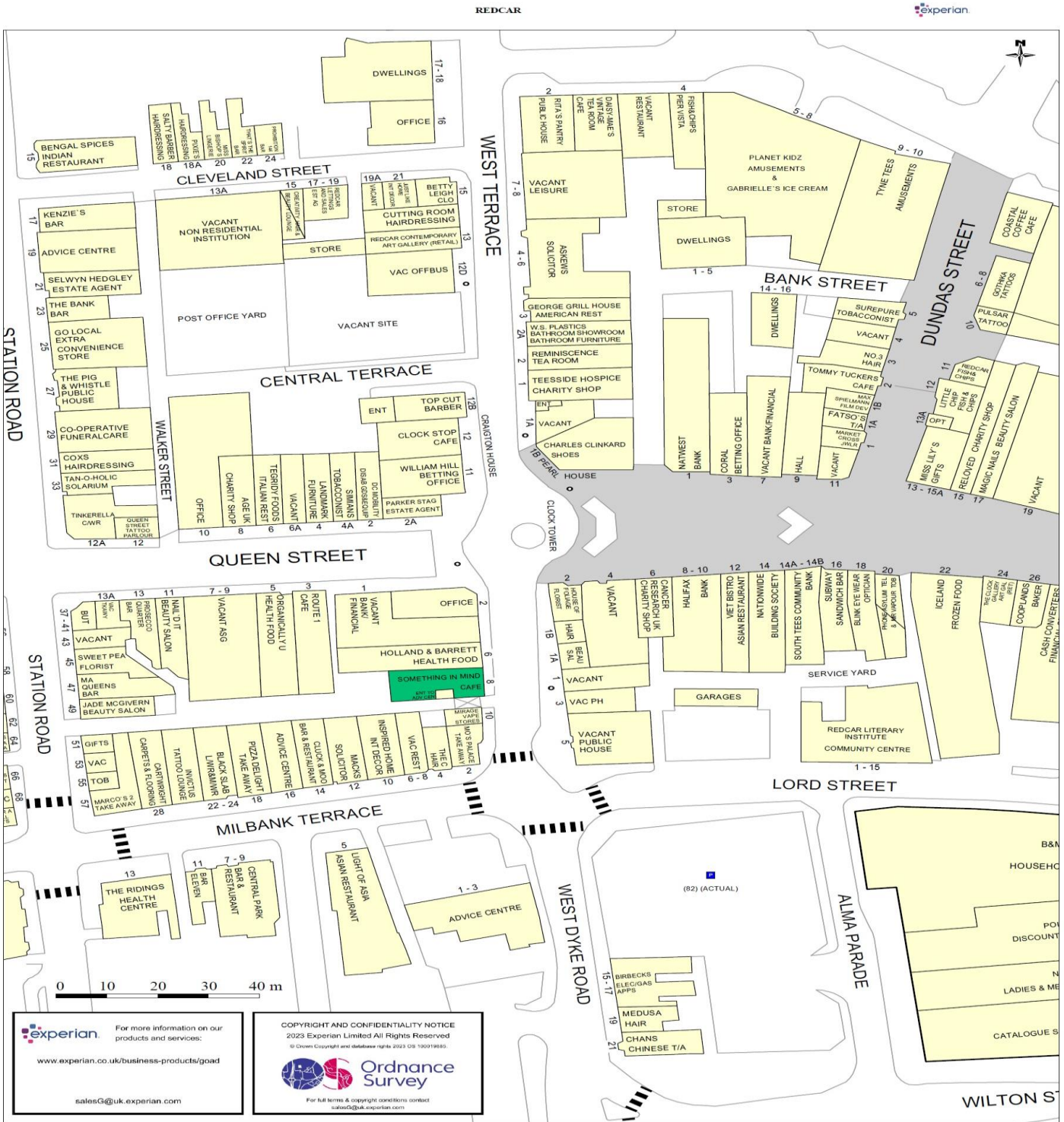
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