



# To Let

Unit 8  
Regents Walk  
Redcar  
TS10 3FB



## Description

The property is located in a prime position in Regents Walk Shopping Centre, Redcar's premiere shopping destination anchored by a 70,000 ft<sup>2</sup> Morrison's. Other retailers including Beales, Argos, New Look, Peacocks, JD Sports, Poundland, O2, Home Bargains, Orange, Greggs and Phones 4U.

## Accommodation

The premises are arranged on ground and first floors and comprise the following approximate dimensions and net internal floor areas:

|              |                      |                       |
|--------------|----------------------|-----------------------|
| Ground Floor | 143.3 m <sup>2</sup> | 1542 ft <sup>2</sup>  |
| First Floor  | 153.3 m <sup>2</sup> | 1,650 ft <sup>2</sup> |

## Lease

The premises are available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly rent reviews, at a commencing rent of £45,000 per annum exclusive.

## Business Rates

We understand that the property is assessed as follows:

Rateable Value: £40,250

UBR (2015/2016): £0.493

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

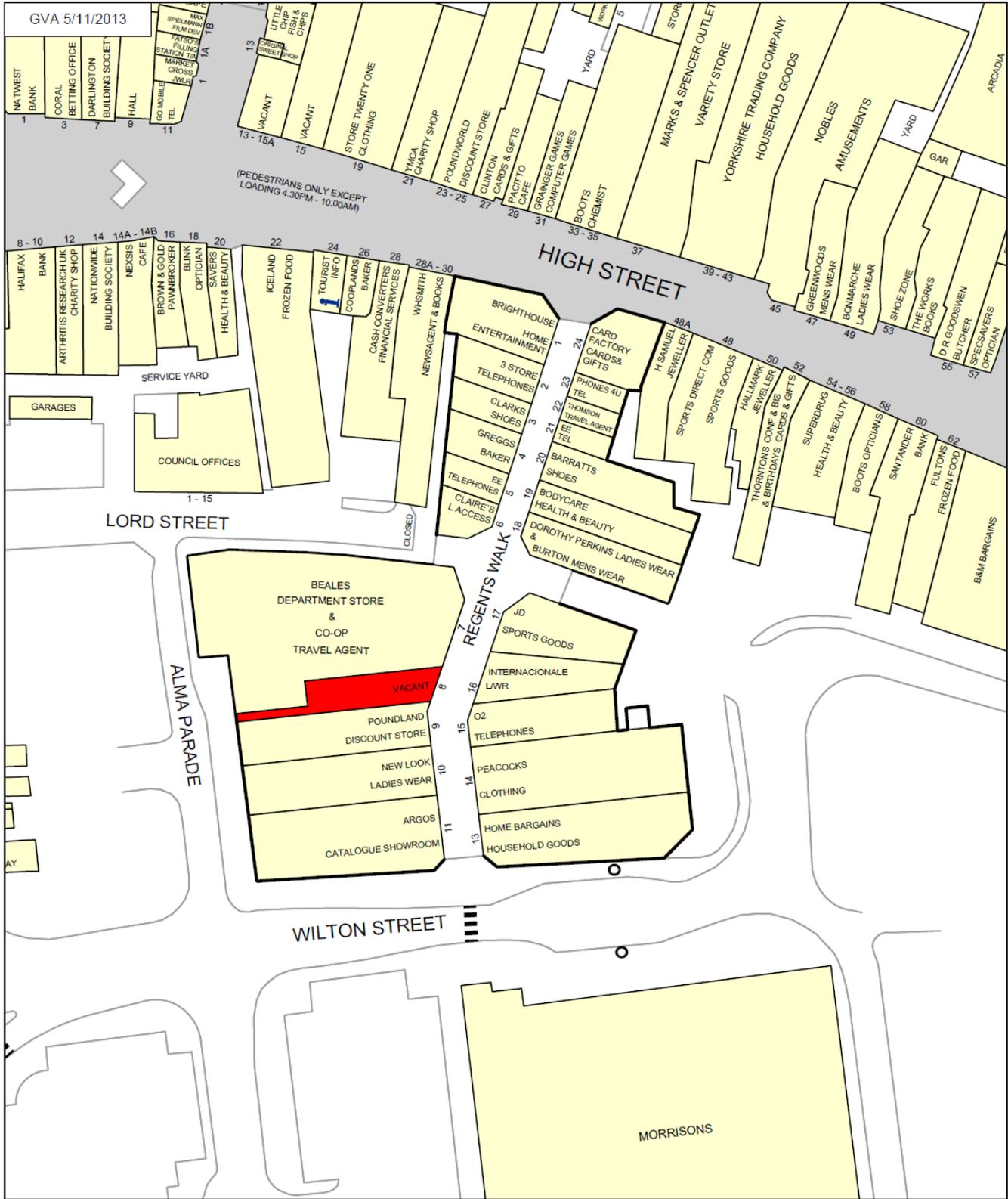
An Energy Performance Certificate can be made available.

## VAT

VAT, if applicable, will be charged at the standard rate.

For further information or an appointment to view please contact:

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