



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 ft² 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 ²	1542 ft ²
First Floor	153.3 m ²	1,650 ft ²

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

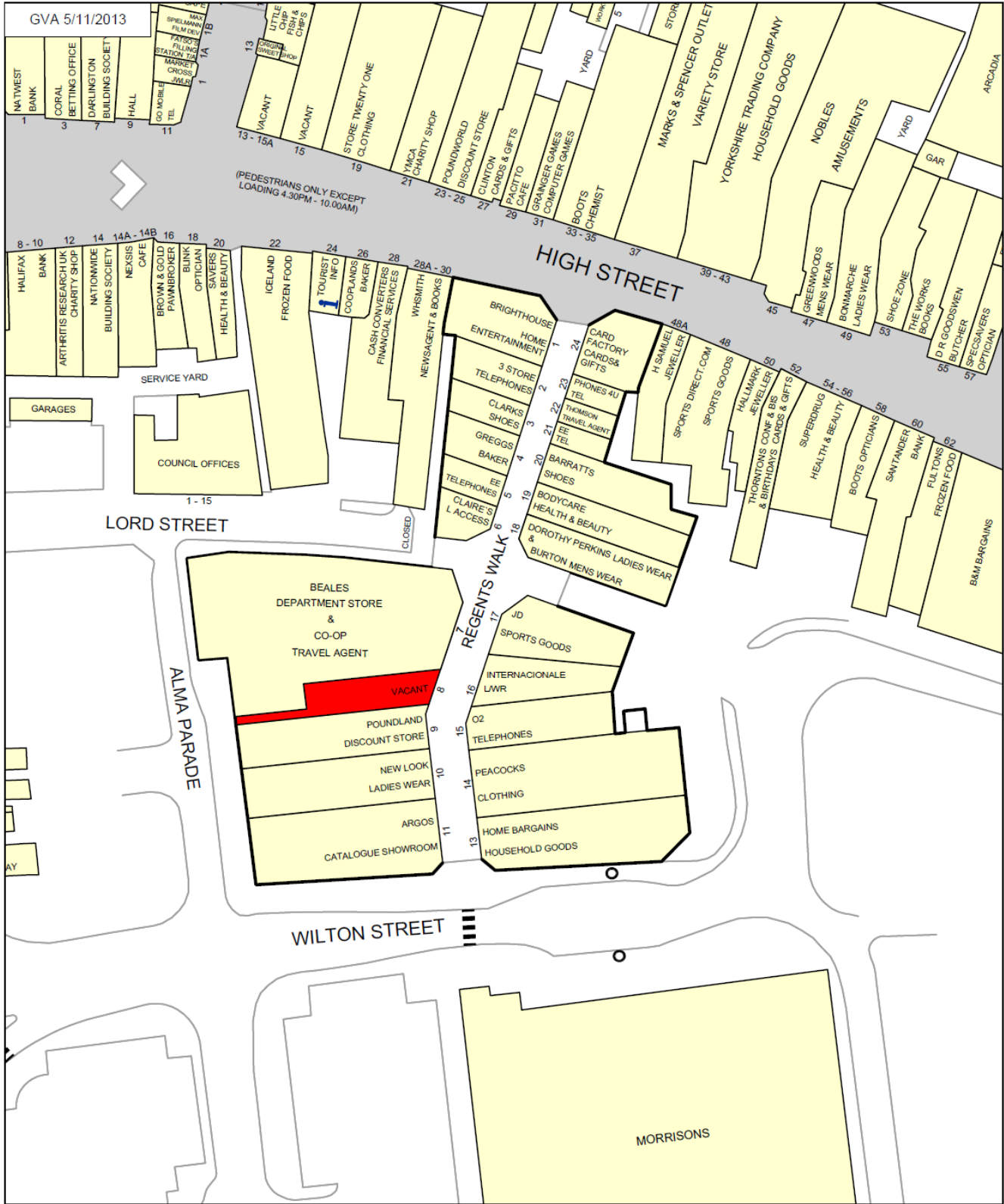
An Energy Performance Certificate can be made available.

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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