

SITUATION

In the heart of this popular seaside town in between a **Swinton** and **British Red Cross**, close to the Clock Tower at the intersection with the pedestrianised High Street East and close to such multiples as **HSBC**, **Blockbuster**, **Age UK**, **William Hill**, **Natwest** and many more.

Redcar lies on the A1085 enjoying fast links with the A66 and A19 some 6 miles east of Middlesbrough and 21 miles east of the A1(M).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'5"
Internal Width 16'5"
Shop Depth 41'0"
Built Depth 46'4"

WC

First Floor Storage

Area Approx. 230 sq ft

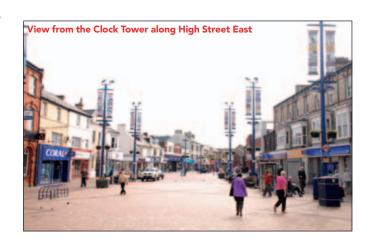
VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease to **R. Dunford as a Cycle Shop** for a term of 3 years from 18th March 2013 at a rent of **£5,200 per annum** exclusive.

Note: The lease is excluded from s.24 – 28 of the Landlord & Tenant Act 1954.



£5,200 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Blaser Mills - Tel: 01923 776211
Ref: D. Turner Esq - Email: dmt@blasermills.co.uk