



Station Road, Redcar, TS10

£595 per month

- A-Rated Double Glazed Frontage
- Large Internal Storage Room
- Staff Toilet
- Bustling Central Location
- Underfloor Heating In Showroom

- Great Sized Showroom
- Kitchen Area
- Shared Rear Yard
- Energy Efficient
- 3 - 5 Year Lease Available

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We are delighted to offer for rental this quality retail unit situated on Station Road in Redcar.

Currently home to Bespoke Home Improvements this premises consists of the following: Sizeable Showroom, Plenty Internal Storage Area, Staff Toilet, Shared Rear Yard. This retail unit offers an ideal opportunity for a kitchen, bathroom or other showroom and is also suitable for retail.

Please note that it is not suitable for a food or drink establishment. We are informed by the current owner that the shop is very energy efficient with the added benefit of 'A-Rated' double glazed frontage, LED strip lighting and underfloor heating to the main Showroom.

We are also able to confirm current electricity monthly costs upon request and you may be eligible for small business rate relief, so please do get in touch for further information VIA the Agent on 01642 483430.

Showroom 30'0" x 16'2"

Carpeted. Tiled with underfloor heating. Heating controls. Heat detector. LED strip lighting. Internet point. Lighting/fire alarm panel. Base and wall kitchen unit to rear of Showroom.

Internal Storage 21'0" x 21'0"

Rear door to shared yard. Kitchen area; sink with mixer tap. Worktops and storage unit. Toilet off. Fuse box.

Staff Toilet 6'3" x 5'8"

Toilet. White pedestal sink. Extractor.

Shared Rear Yard

Fully enclosed, secure yard.



Energy Efficiency Rating		Category	Available
Energy Efficiency Rating (EPC) scale (A-G)			
A	100-92	A	Available
B	91-82	B	Available
C	81-69	C	Available
D	68-55	D	Available
E	54-45	E	Available
F	44-35	F	Available
G	34-1	G	Available

England, Scotland & Wales

EU Directive 2002/91/EC

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.