

Lot 28, 5/5A High Street, Redcar,
North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Retail/Office Investment with Asset Management Opportunities

www.acuitus.co.uk

Lot 28, 5/5A High Street, Redcar, North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

Property Information

Freehold Retail/Office Investment with Asset Management Opportunities

- Comprises substantial ground floor former banking hall with office accommodation on the upper two floors
- Immediate asset management opportunities
- Onsite car parking
- Busy town centre location close to Regent Walk Shopping Centre
- Nearby occupiers include Subway, Nationwide, Iceland, Holland & Barrett and Boots
- VAT Free Investment

Lot 28
Auction 13th February 2025

Rent
£7,750 per Annum Exclusive
Plus vacant former bank of 263.20 sq m (2,833 sq ft)

Sector High Street Retail
Status Available

Auction Venue
Live Streamed Auction

Location

Miles 6 miles east of Middlesbrough, 25 miles east of Darlington
Roads A19, A66, A1065
Rail Redcar Central Railway Station
Air Newcastle/Durham Tees Valley Airport

Situation

The property is situated on the north side of the pedestrianised High Street East in the heart of the town centre. Nearby occupiers include Subway, Nationwide, Iceland, Holland & Barrett, Boots as well as being some 100 metres from the Regent Walk Shopping Centre.

Tenure

Freehold.

Description

The property comprises a former bank on the ground floor with separately accessed office accommodation on the first and second floors and onsite car parking to the rear of the property.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 28, 5/5A High Street, Redcar, North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	263.20	(2,833)	VACANT		
First Second	Office Office	97.20 108.80	(1,046) (1,171)	COATHAM HOUSE ENTERPRISE LIMITED (1)	20 years from 01/10/2004 (Holding Over)	£7,750
Total		469.20	(5,050) (2)			£7,750

(1) Coatham House Enterprise Limited are a charitable organisation providing supported accommodation to people aged 16-24 who are homeless or may be at risk of homelessness in the Redcar and Cleveland area (www.coathamhouse.org)

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 28, 5/5A High Street, Redcar, North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Retail/Office Investment with Asset Management Opportunities

www.acutus.co.uk

Lot 28, 5/5A High Street, Redcar,
North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

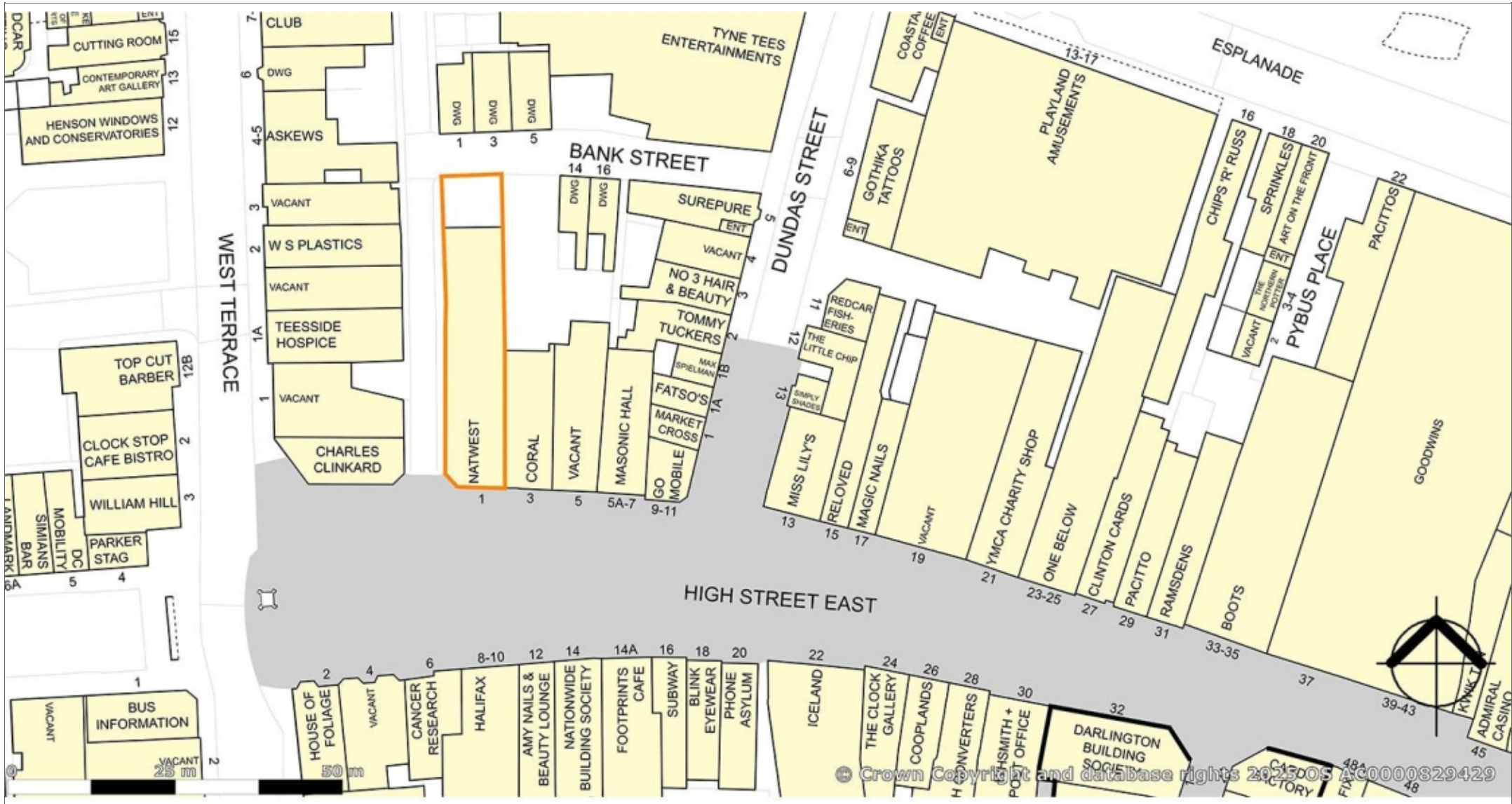


Freehold Retail/Office Investment with Asset Management Opportunities

www.acuitus.co.uk

Lot 28, 5/5A High Street, Redcar, North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Retail/Office Investment with Asset Management Opportunities

www.acutus.co.uk

Lot 28, 5/5A High Street, Redcar, North Yorkshire TS10 3BY

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Ashtons Legal

Trafalgar House Meridian Way,

Norwich

Norfolk

NR7 0TA

Greg McCurday

01603 703070

Greg.McCurday@ashtonslegal.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024