



SITUATION

Occupying a prominent trading position on this pedestrianised street, in the heart of this popular seaside town, adjacent to **Santander** and amongst such multiples as **Boots, Savers, Admiral, Sports Direct, CeX, Costa Coffee, Greggs, Post Office, Iceland, Subway** 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 terrace building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes a rear loading/parking area accessed from a service road.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	20'0"
Built Depth	118'0"
Area	Approx. 2,395 sq ft

First Floor Ancillary

Area	Approx. 459 sq ft
WC	

Total Area Approx. 2,854 sq ft

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **The People's Dispensary For Sick Animals as a Charity Shop (having over 100 branches)** for a term of 5 years from 6th October 2022 at a current rent of **£18,000 per annum** exclusive.

Note: The Tenant did not operate their October 2025 Break Clause.

£18,000 per annum

The Surveyors dealing with this property are
John Barnett and Rocco Kay

Vendor's Solicitors

Banner Jones
Tel: 0114 275 5266 Ref: Rachael Flintoft
Email: rachaelflintoft@bannerjones.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

