

## Redcar 68 High Street Cleveland TS10 3DD

- **Freehold Shop Investment**
- Pedestrianised town centre position
- Entirely let to Hays Travel Ltd
- Lease expires 2024 (1)
- Rent Review 2019
- Current Rent Reserved  
**£19,250 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Redcar is a busy coastal town on the eastern edge of the Teesside conurbation, some 9 miles east of Middlesbrough. Road communications are good, being connected to the A19 at Middlesbrough, which is a principal north/south dual carriageway via the A174.

The property is located on the south side of the pedestrianised High Street, which acts as the principal retail pitch in the heart of Redcar town centre. Redcar Beach Park and Redcar Rail Station are both within half a mile of the property.

Occupiers close by include KFC (adjacent), William Hill, Specsavers, Santander, Boots Opticians, Savers, Bonmarché, H Samuel, Boots Chemist, WH Smith, Wilko and TSB Bank, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.15 m</b>	<b>(20' 2")</b>
<b>Net Frontage</b>	<b>5.40 m</b>	<b>(17' 8")</b>
<b>Shop Depth</b>	<b>13.40 m</b>	<b>(43' 11")</b>
<b>Built Depth</b>	<b>31.70 m</b>	<b>(104' 0")</b>

<b>Ground Floor</b>	<b>99.15 sq m</b>	<b>(1,067 sq ft)</b>
<b>First Floor</b>	<b>63.90 sq m</b>	<b>(688 sq ft)</b>
<b>Total</b>	<b>163.05 sq m</b>	<b>(1,755 sq ft)</b>

### Tenancy

The entire property is at present let to HAYS TRAVEL LTD for a term of 10 years from 17th September 2014 at a current rent of £19,250 per annum. The lease provides for rent reviews every fifth year of the term and contains internal repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on the fifth anniversary of the term.

### Tenant Information

No. of Branches: 100+.

Website Address: [www.haystravel.co.uk](http://www.haystravel.co.uk)

For the year ended 31st October 2016, Hays Travel Ltd reported a turnover of £332m, a pre-tax profit of £7.5m, shareholders' funds of £24.5m and a net worth of £23.1m. (Source: Experian 28.02.2017.)

### VAT

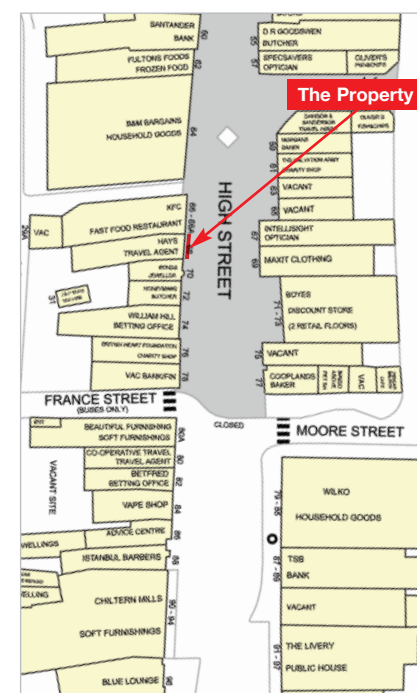
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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