



**Redcar**  
Letting & Sales  
Company Ltd



**FOR  
SALE**



**West Dyke Road, Redcar, TS10**

**£120,000 Freehold**

- Central Location
- Renovation Needed
- Large Roof Light

- 3 Story Building
- Original Features Including Vault
- Lift Shaft (Not In Operation)

# West Dyke Road, Redcar, TS10

Redcar Letting & Sales are delighted to bring to the market this well-presented freehold commercial unit.

This unit briefly comprises of; Retail area, prep area, internal hallway, toilets, store room, 1st floor landing, vault, waiting area, 2 rooms, 2nd floor landing, 2 further rooms, 2x toilets.

Situated on a busy central road in the heart of Redcar, this property receives high levels of passing trade.

## External

Electric roller shutter.

## Retail Area 35'3" x 17'4"

Wooden flooring, bar area with plumbing, skylight, lift shaft.

## Prep Area 3'7" x 7'6"

Plumbing, fitted cabinets.

## Under Stairs Cupboard

Electric Meter, Distribution Board, fire alarm.

## Internal Hallway 10'7" x 3'4"

## Store Room 7'1" x 7'6"

Fire Exit.

## Toilets 1 10'4" x 9'1"

2x Wash hand basin, 3x toilets.

## 1st Floor Landing 26'0" x 7'4"

Electric night storage heater, radiator, lift shaft, single glazed windows x2, 2x storage cupboards.

## Vault 15'2" x 9'5"

## Waiting Room 14'1" x 8'0"

Fuse Board, single glazed windows.

## Room 1 11'0" x 7'6"

Single glazed windows, radiator.

## Room 2 15'6" x 9'5"

Single glazed windows, radiator, wash hand basin.

## 2nd Floor Landing 29'6" x 8'0"

Vault 2, single glazed windows, radiator, loft access, roof access, lift shaft.

## Toilets 2 6'7" x 10'0"

Wash hand basin, urinal, toilet, single glazed window.

## Toilets 3 9'7" x 7'8"

Sink, single glazed windows, toilet, electric night storage heater.

## Room 3 15'6" x 4'8"

Single glazed windows.

## Room 4 15'6" x 12'3"

Radiator, single glazed windows, range of base units, point of use hot tap, electric night storage heater.

## Vault 2

Unable to access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.