



**TO
LET**



Station Road, Redcar, TS10

£420 per month

- Prime Trading Position
- Furnished
- Cafe/Wine Bar
- Cellar
- Deposit £420

- Northern Quarter
- Close To The Regent Cinema
- Close To Seafront
- Three/Five Year Lease Available
- Lease Terms Negotiable

Station Road, Redcar, TS10

We are delighted to welcome to the market this smart commercial premises situated in the 'Northern Quarter' area of Redcar.

This premises would make an ideal cafe/wine bar and comes ready furnished throughout. Lease terms are negotiable with a 3/5 year Lease available.

Viewings are strictly with the Agent or via the virtual tour, link below:

<https://view.ricoh360.com/1c7be238-fb57-4bf2-b280-300233f50578>

*Please note the furnishings are left as a gift for the Tenant and would not be replaced if they fail.

Customer/Main Bar Area 28'5" x 14'5"

Laminate flooring. Pendant lighting throughout. Shelving. Bar area. All furnishings/appliances are left for the Tenants use however would not be replaced if they fail.

Cellar 13'4" x 6'4"

Power sockets. Lighting.

WC 6'5" x 3'1"

Toilet. Vanity sink unit. Mirror. Extractor. Motion sensor light.



Energy Efficiency Rating		Current	Potential
2016-2020 (2016-2020) (2016-2020)			
A	B	C	D
D	E	F	G
England, Scotland & Wales			

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.