



**REDEVELOPMENT OF REDCAR STATION TO PROVIDE  
PREMISES FOR A VARIETY OF USES SUCH AS RETAIL,  
LEISURE, HOSPITALITY AND OFFICES**

**Now Completed**

**Naylor  
Gavin Black**  
Commercial Property People

## Location

The premises are situated in Redcar Town Centre close to the existing retail areas. The Station was used by 411,366 passengers in 2024/2025.

## Description

The development involves an £8M refurbishment of a Grade II listed asset to provide a range of different sized units catering for a variety of uses.

## Virtual Tour

[https://www.youtube.com/watch?v=OzmR76Th\\_oE](https://www.youtube.com/watch?v=OzmR76Th_oE)

## Accommodation:

The available units are set out below:

Unit	Sq M	Sq Ft
Unit 1	30.17	325
Unit 2	57.3	617
Unit 3	33.15	357
Unit 4	33.08	356
Unit 5	103.29	1,112
Unit 6	102.79	1,106
Unit 7	64.33	692
Unit 8	20.53	221
Unit 9	20.22	218
Unit 10	261.72	2,817
Total	726.58	7,821

Unit 10 can be incorporated with Units 1 & 2 to create a larger unit of 349.19M2 (3,759 sq ft) which could potentially be offered as a family pub or restaurant.

The licence for this use is currently being obtained.

## Terms

The guide rent is £15 psf inclusive of rent and service charge but exclusive of VAT, rates and utilities.

**Fitting out support packages are available.**

## Rateable Value

The premises will be reassessed for Rating purposes on completion of the redevelopment.

## Services

The property has the benefit of all mains services (except gas).

## EPC

Status to be confirmed.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

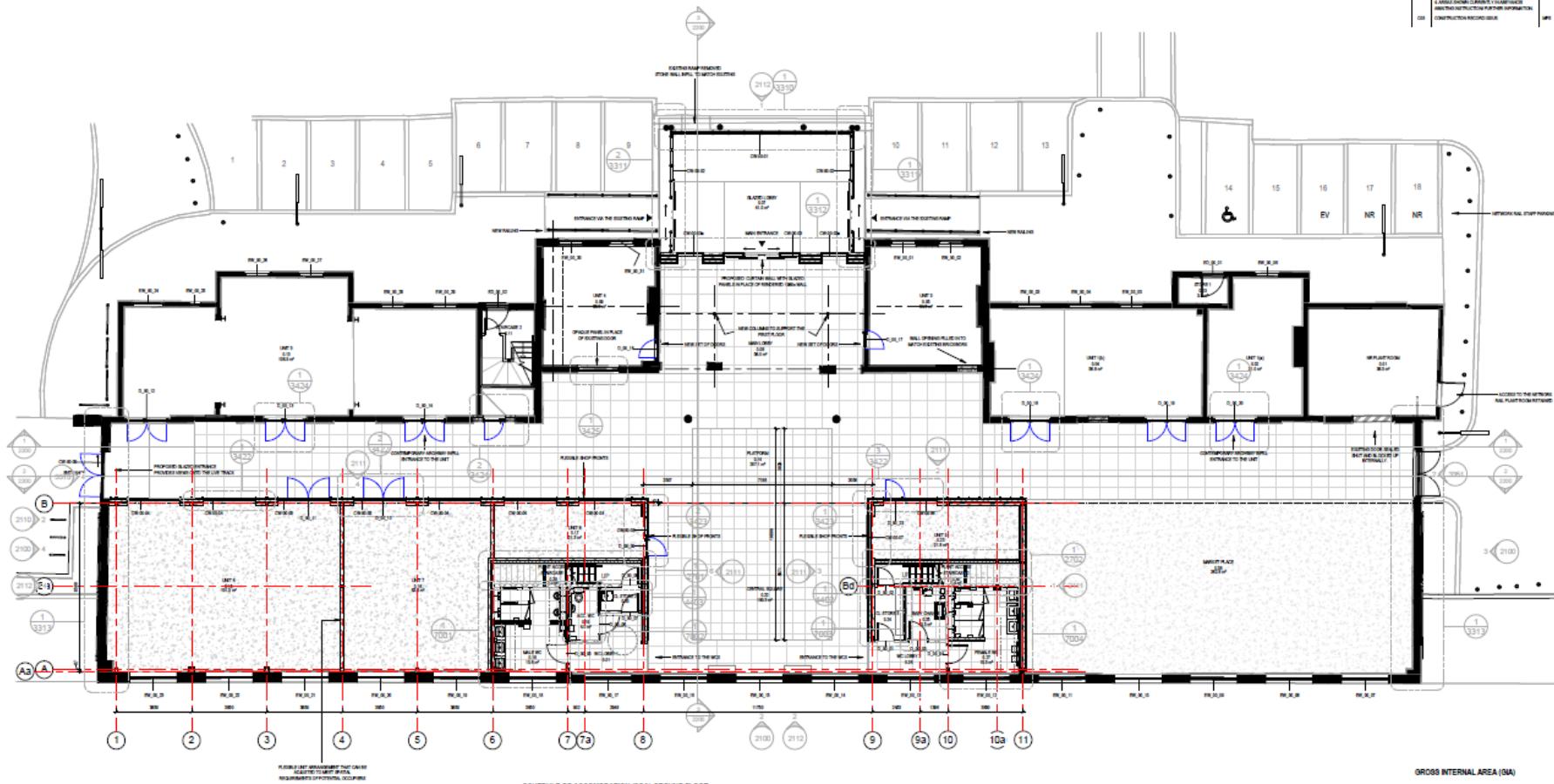
## For further information please contact:

Chris Pearson

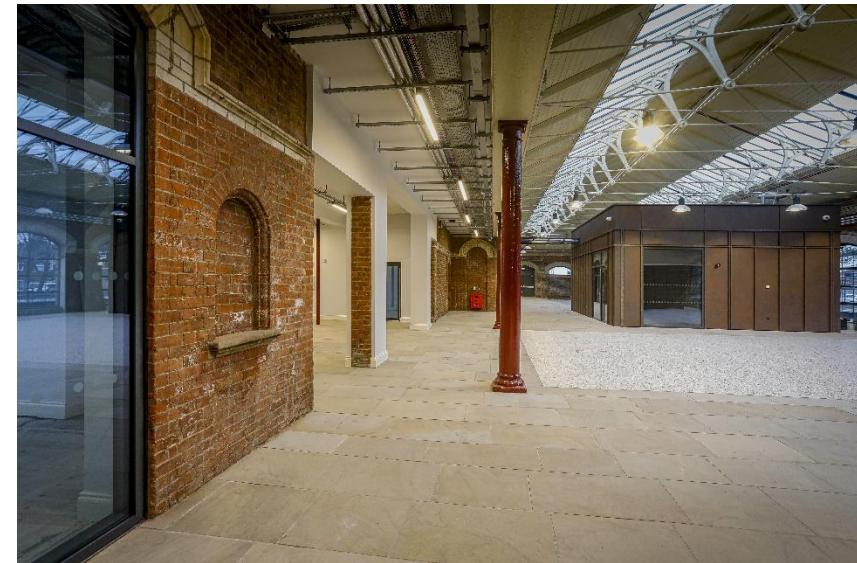
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)

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