



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

Now Completed

Naylors 
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

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:

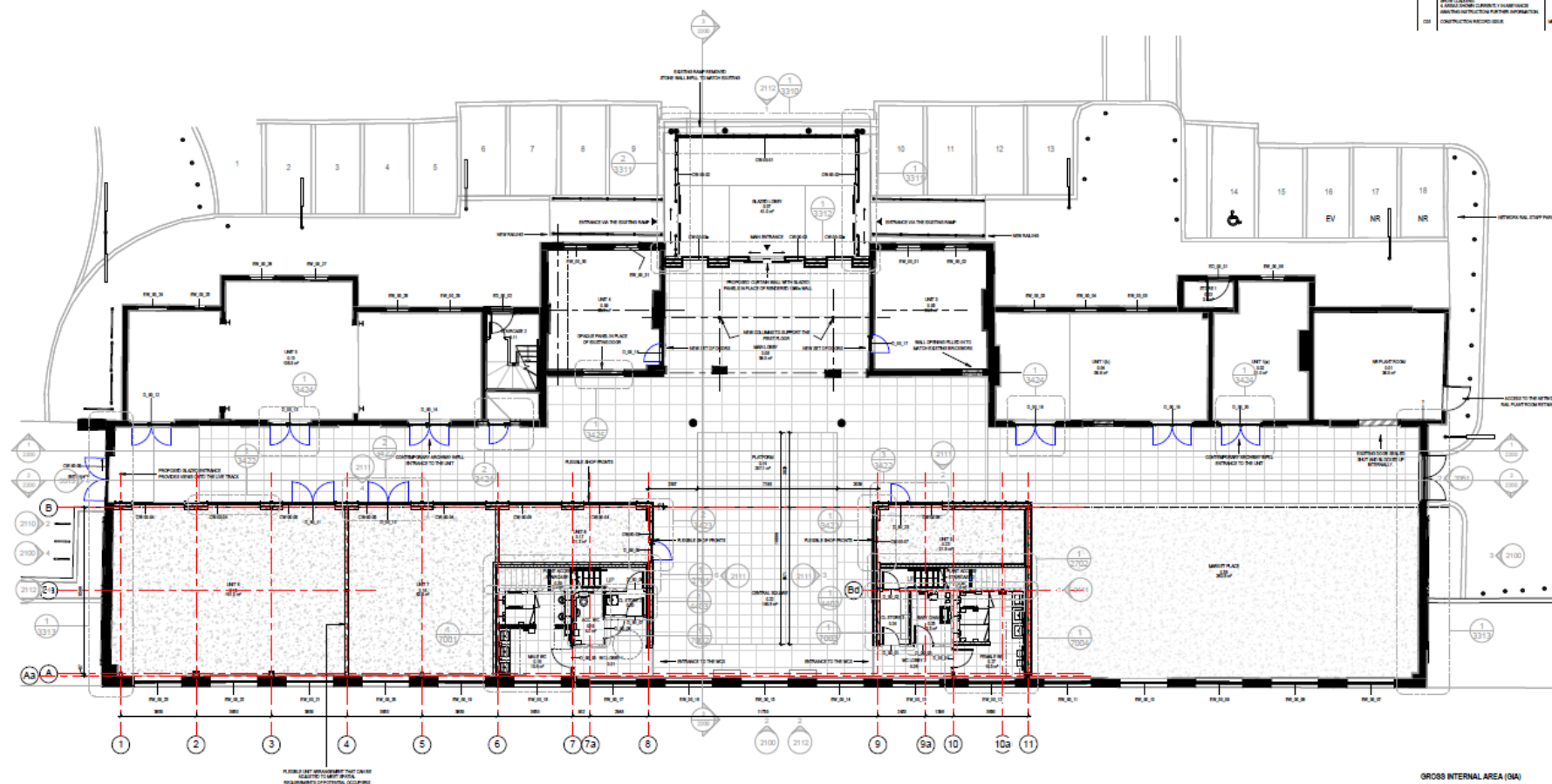
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REF	DESCRIPTION	REF	DATE	DATE
C01	CONSTRUCTION ISSUE	WFE	PAC	
C02	MOVING TO THE WESTERN SIDE OF THE TRUNK ROAD IMPROVED	WFE	PAC	2018/03
C03	IMPROVED ACCESS TO MAIN BRIDGE	WFE	PAC	2018/03
C04	1. COULDED TO PROTECT FLOOR STRUCTURE 2. ACCIDENT	WFE	PAC	2018/03
C05	3. COMMUNICATION WALL BETWEEN INTERNAL SPACE AND EXTERIOR CHIMNEY, ASSOCIATED SOCIAL SWIMMING 4. SWIMMING WALL TO EXTERIOR WAS IMPROVED TO GIVE A LEVELLED 5. A SMALL INCOME ELEMENT 1.5 METER HIGH 6. ADDING INSTRUCTION FOR PEOPLE INFORMATION	WFE	PAC	2018/03
C06	CONSTRUCTION RECORD ISSUE	WFE	PAC	2018/03



LEVEL 00 - PROPOSED PLAN
1:100



SCHEDULE OF ACCOMMODATION (SOA) GROUND FLOOR

Number	Name	Area	Number	Name	Area	Number	Name	Area	Number	Name	Area
0.05 PLANT ROOM	3.75 m ²		0.09 UNF 3	34.94 m ²		0.25 UNF 9	21.76 m ²		4 CIRCULATION AND PUBLIC SPACE		61.86
0.08 MARKET PLACE	260.75 m ²		0.10 UNF 4	33.71 m ²		0.26 UNF 10	207.99 m ²		4.07 CLASSROOM	38.02	
	266.5 m ²		0.13 UNF 5	108.84 m ²		3 NON-HET AREAS			0.08 MAIN LOBBY	5.01	
1 UNITS FOR COMMERCIAL USE			2 FLEXIBLE UNITS FOR COMMERCIAL USE			0.01 NR PLANT ROOM	36.47 m ²		0.11 STAIRCASE 2	2.65	
0.02 UNIT 1RM	30.96 m ²		0.15 UNF 6	101.5 m ²		0.02 STORE 1	3.4 m ²		0.14 PLATFORM	207.17	
0.04 UNIT 1SB	58.82 m ²		0.19 UNF 7	83.41 m ²		0.18 MABLE WC	15.84 m ²		0.21 INC LOBBY 1	8.39	
			0.17 UNF 8	21.28 m ²		0.06 CLC STORE 2	2.52 m ²		0.22 CENTRAL SQUARE	106.36	
						0.04 CLC STORE 3	4.05 m ²		0.25 WC LOBBY 2	5.1	
						0.26 BABY CHANGE	5.34 m ²		0.35 PLANT ACCESS STAIRCASE 1	7.75	
						BRAID & BENCH	15.97 m ²		0.37	7.75	

NET INTERNAL AREA (NIA) 127

0m 1 2 3 4 5 7.5

GROSS INTERNAL AREA (GIA)	
GROUND FLOOR:	1,388.6 m ²
FIRST FLOOR:	203.2 m ²
GROSS INTERNAL AREA (GIA) 1,592.7 m ²	

PROJECT: CONSTRUCTION RECORD	
SUBJECT: RED CAR CENTRAL STATION	
DESCRIPTION: PROPOSED GROUND FLOOR PLAN	
DATE: 11/10/2005 SCALE: 1:100 DRAWN BY: HL CHECKED BY: HL DESIGNED BY: HL APPROVED BY: HL DATE: 11/10/2005	DATE: 11/10/2005 SCALE: 1:100 DRAWN BY: HL CHECKED BY: HL DESIGNED BY: HL APPROVED BY: HL DATE: 11/10/2005



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Naylor's
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 Commercial Property People