



19 Station Road

, Redcar, TS10 1AN

£230,000

A PRIME LOCATION ON THE BUSTLING STATION ROAD, CLOSE TO REDCARS SEA FRONT, AWASH WITH OPPORTUNITY AND POTENTIAL DEPENDING ON THE NEEDS OR FOCUS OF THE INCOMING PURCHASER.

THE PROPERTY, CURRENTLY VACANT AFTER PREVIOUSLY BEING USED AS OFFICES ACROSS ALL FLOORS, IS SPREAD OVER THREE STOREYS AND CAN BE UTILISED FOR A NUMBER OF PURPOSES OR DUE TO IT HAVING FULL PLANNING IN PLACE THE SITE CAN BE REDEVELOPED TO CREATE A MIX OF COMMERCIAL UNITS (A RETAIL UNIT AND ADDITIONAL RESTAURANT) TO THE GROUND FLOOR AND 6 RESIDENTIAL FLATS TO THE UPPER FLOORS. STATION ROAD AND THE TOWN IN GENERAL HAVE WITNESSED AN UPLIFT IN FOOTFALL AND HAS SEEN VARIOUS INCOMING BUSINESSES, RESTAURANTS, SALONS, GENERAL RETAIL AS WELL AS WORKS AND INVESTMENT CARRIED OUT BY THE LOCAL GOVERNMENT. THIS SITE IS WITHIN MINUTES OF THE TRAIN STATION, SEA FRONT, REGENCY CINEMA, VARIOUS WELL KNOWN EATERIES,

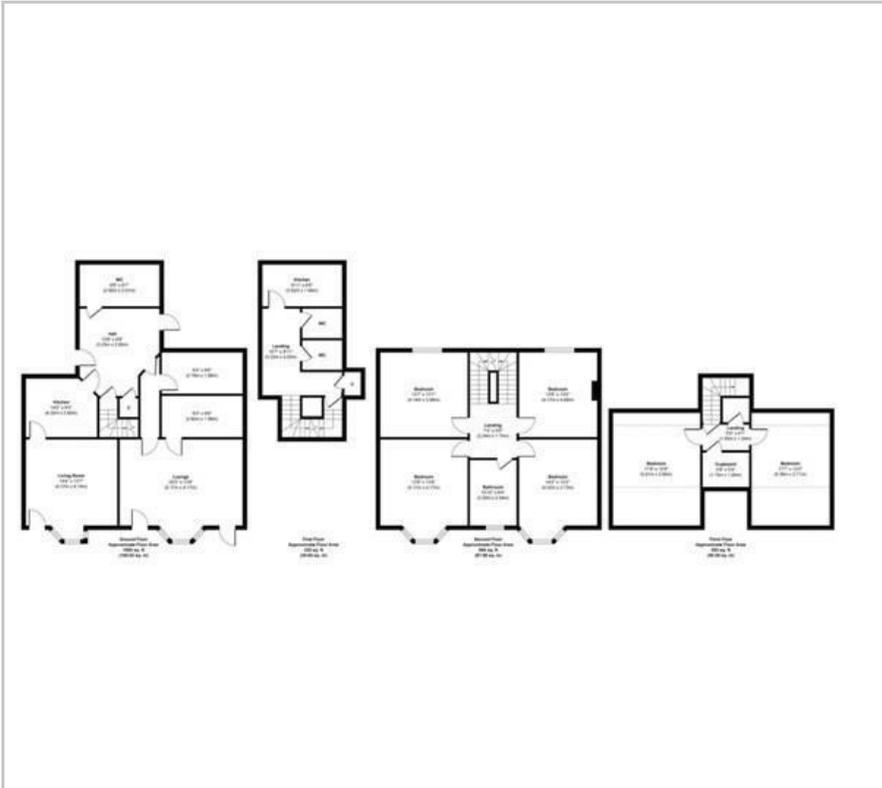
- ARE YOU LOOKING FOR A DEVELOPMENT PROJECT? Planning Passed for 2 Retail Units and 6 Flats R/2024/0762/ff
- ARE YOU LOOKING FOR A LARGE MULTI-ROOM AND MULTI-LEVEL COMMERCIAL UNIT SET WITHIN AN UP AND COMING PRIME LOCATION? This property offers a large amount of space across all floors and would serve multiple purposes without the need for a huge investment
- Redcar in general is currently the focus for large scale investment from private investors and the government which is transforming the town
- There is a large contractor accommodation demand due to various local industrial sites
- Due to the general redevelopment of the local area as a whole there, and the Seaside location there is further demand for tourist accommodation
- EPC RATING - C

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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