



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

Ready Late 2025

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 408,000 passengers in 2024.

Description

The premises will be redeveloped to provide a range of different sized units catering for a range of uses.

Accommodation:

- 1,327.64 m² (14,285 ft²)

An indicative layout option is attached to these details.

Virtual Tour

https://www.youtube.com/watch?v=OzmR76Th_oE

Terms

Available by way of a new effective FRI lease, for a term of years to be agreed.

Rent

To be determined when the size and location of the unit has been agreed.

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.

EPC

Will be available following completion of the redevelopment.

Legal Costs

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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 purchaser.

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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Gavin Black

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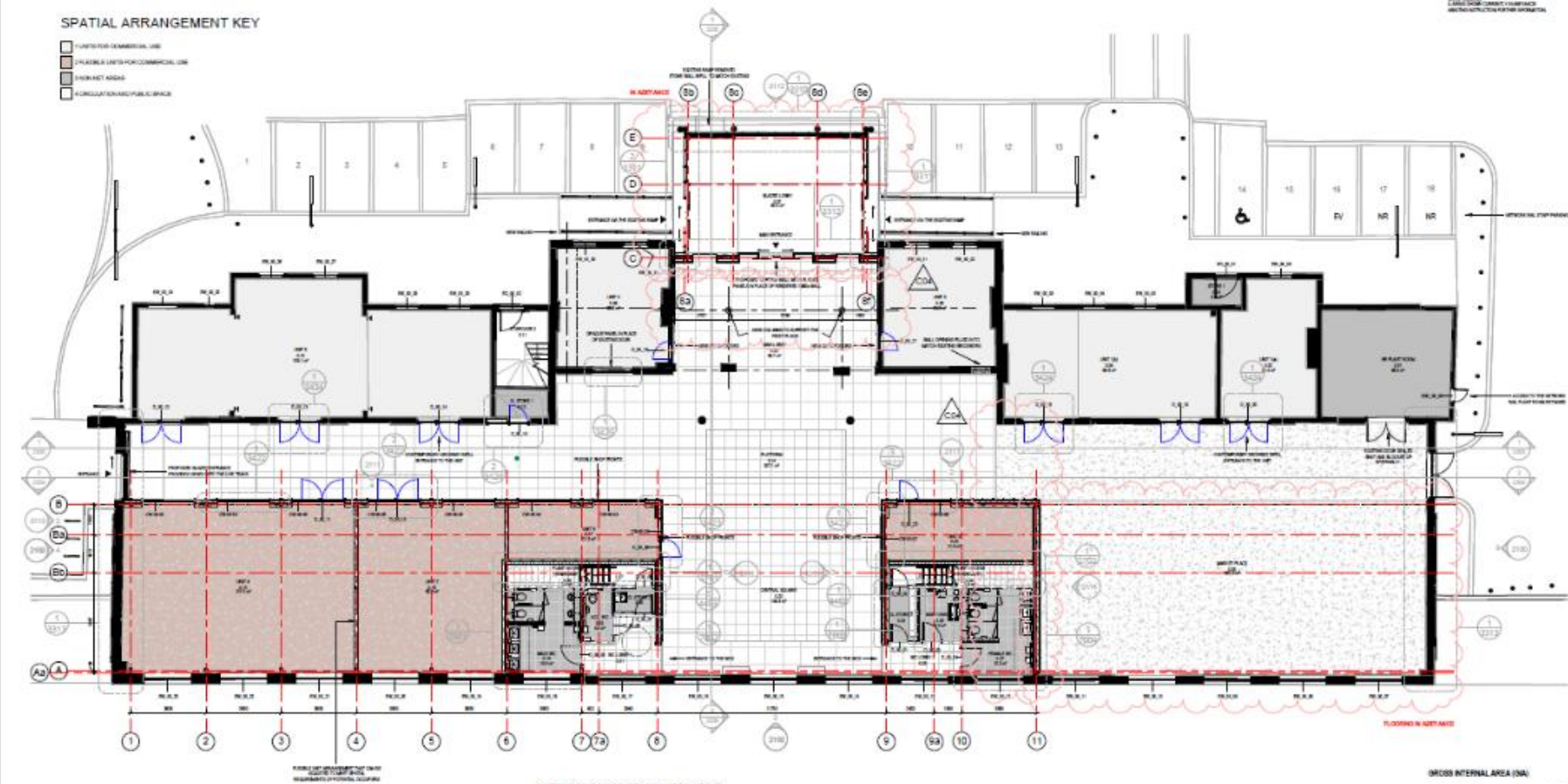
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SPATIAL ARRANGEMENT KEY

- UNITED STATES COMMERCIAL USE
- PLANNABLE UNITS FOR COMMERCIAL USE
- STATIONARY AREAS
- STATIONARY AND PUBLIC SPACE

NO.	DESCRIPTION	UNIT	NO.	UNIT
101	UNIT 101	UNIT	102	UNIT 102
103	UNIT 103	UNIT	104	UNIT 104
105	UNIT 105	UNIT	106	UNIT 106
107	UNIT 107	UNIT	108	UNIT 108
109	UNIT 109	UNIT	110	UNIT 110
111	UNIT 111	UNIT	112	UNIT 112
113	UNIT 113	UNIT	114	UNIT 114
115	UNIT 115	UNIT	116	UNIT 116
117	UNIT 117	UNIT	118	UNIT 118
119	UNIT 119	UNIT	120	UNIT 120
121	UNIT 121	UNIT	122	UNIT 122
123	UNIT 123	UNIT	124	UNIT 124
125	UNIT 125	UNIT	126	UNIT 126
127	UNIT 127	UNIT	128	UNIT 128
129	UNIT 129	UNIT	130	UNIT 130
131	UNIT 131	UNIT	132	UNIT 132
133	UNIT 133	UNIT	134	UNIT 134
135	UNIT 135	UNIT	136	UNIT 136
137	UNIT 137	UNIT	138	UNIT 138
139	UNIT 139	UNIT	140	UNIT 140
141	UNIT 141	UNIT	142	UNIT 142
143	UNIT 143	UNIT	144	UNIT 144
145	UNIT 145	UNIT	146	UNIT 146
147	UNIT 147	UNIT	148	UNIT 148
149	UNIT 149	UNIT	150	UNIT 150
151	UNIT 151	UNIT	152	UNIT 152
153	UNIT 153	UNIT	154	UNIT 154
155	UNIT 155	UNIT	156	UNIT 156
157	UNIT 157	UNIT	158	UNIT 158
159	UNIT 159	UNIT	160	UNIT 160
161	UNIT 161	UNIT	162	UNIT 162
163	UNIT 163	UNIT	164	UNIT 164
165	UNIT 165	UNIT	166	UNIT 166
167	UNIT 167	UNIT	168	UNIT 168
169	UNIT 169	UNIT	170	UNIT 170
171	UNIT 171	UNIT	172	UNIT 172
173	UNIT 173	UNIT	174	UNIT 174
175	UNIT 175	UNIT	176	UNIT 176
177	UNIT 177	UNIT	178	UNIT 178
179	UNIT 179	UNIT	180	UNIT 180
181	UNIT 181	UNIT	182	UNIT 182
183	UNIT 183	UNIT	184	UNIT 184
185	UNIT 185	UNIT	186	UNIT 186
187	UNIT 187	UNIT	188	UNIT 188
189	UNIT 189	UNIT	190	UNIT 190
191	UNIT 191	UNIT	192	UNIT 192
193	UNIT 193	UNIT	194	UNIT 194
195	UNIT 195	UNIT	196	UNIT 196
197	UNIT 197	UNIT	198	UNIT 198
199	UNIT 199	UNIT	200	UNIT 200



LEVEL 00 - PROPOSED PLAN
1:100

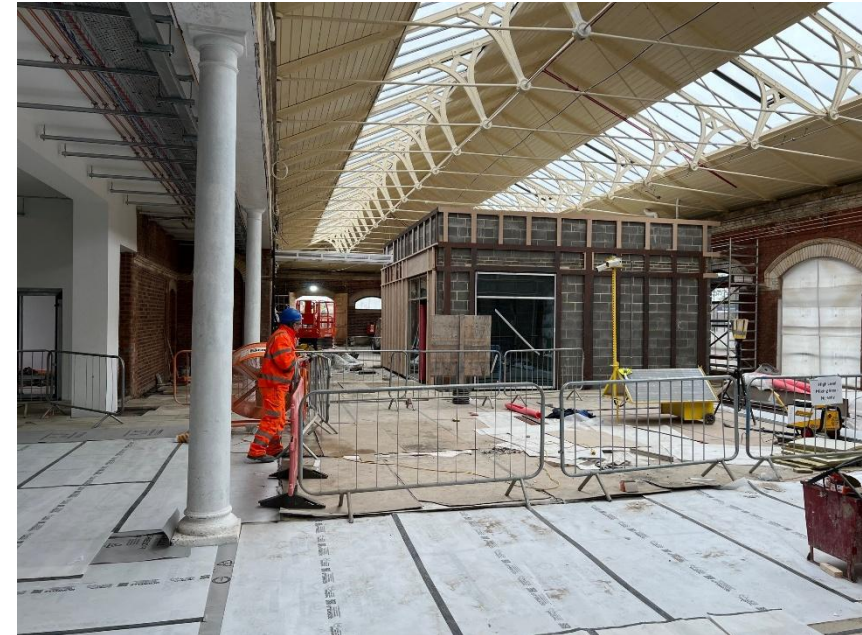


SCHEDULE OF ACCOMMODATION (SOA) GROUND FLOOR

Number	Name	Size
0.10	MARKET PLACE	281.75 m ²
1	UNIT 101	281.75 m ²
1.01	UNIT 101	281.75 m ²
1.02	UNIT 102	281.75 m ²
1.03	UNIT 103	281.75 m ²
1.04	UNIT 104	281.75 m ²
1.05	UNIT 105	281.75 m ²
1.06	UNIT 106	281.75 m ²
1.07	UNIT 107	281.75 m ²
1.08	UNIT 108	281.75 m ²
1.09	UNIT 109	281.75 m ²
1.10	UNIT 110	281.75 m ²
1.11	UNIT 111	281.75 m ²
1.12	UNIT 112	281.75 m ²
1.13	UNIT 113	281.75 m ²
1.14	UNIT 114	281.75 m ²
1.15	UNIT 115	281.75 m ²
1.16	UNIT 116	281.75 m ²
1.17	UNIT 117	281.75 m ²
1.18	UNIT 118	281.75 m ²
1.19	UNIT 119	281.75 m ²
1.20	UNIT 120	281.75 m ²
1.21	UNIT 121	281.75 m ²
1.22	UNIT 122	281.75 m ²
1.23	UNIT 123	281.75 m ²
1.24	UNIT 124	281.75 m ²
1.25	UNIT 125	281.75 m ²
1.26	UNIT 126	281.75 m ²
1.27	UNIT 127	281.75 m ²
1.28	UNIT 128	281.75 m ²
1.29	UNIT 129	281.75 m ²
1.30	UNIT 130	281.75 m ²
1.31	UNIT 131	281.75 m ²
1.32	UNIT 132	281.75 m ²
1.33	UNIT 133	281.75 m ²
1.34	UNIT 134	281.75 m ²
1.35	UNIT 135	281.75 m ²
1.36	UNIT 136	281.75 m ²
1.37	UNIT 137	281.75 m ²
1.38	UNIT 138	281.75 m ²
1.39	UNIT 139	281.75 m ²
1.40	UNIT 140	281.75 m ²
1.41	UNIT 141	281.75 m ²
1.42	UNIT 142	281.75 m ²
1.43	UNIT 143	281.75 m ²
1.44	UNIT 144	281.75 m ²
1.45	UNIT 145	281.75 m ²
1.46	UNIT 146	281.75 m ²
1.47	UNIT 147	281.75 m ²
1.48	UNIT 148	281.75 m ²
1.49	UNIT 149	281.75 m ²
1.50	UNIT 150	281.75 m ²
1.51	UNIT 151	281.75 m ²
1.52	UNIT 152	281.75 m ²
1.53	UNIT 153	281.75 m ²
1.54	UNIT 154	281.75 m ²
1.55	UNIT 155	281.75 m ²
1.56	UNIT 156	281.75 m ²
1.57	UNIT 157	281.75 m ²
1.58	UNIT 158	281.75 m ²
1.59	UNIT 159	281.75 m ²
1.60	UNIT 160	281.75 m ²
1.61	UNIT 161	281.75 m ²
1.62	UNIT 162	281.75 m ²
1.63	UNIT 163	281.75 m ²
1.64	UNIT 164	281.75 m ²
1.65	UNIT 165	281.75 m ²
1.66	UNIT 166	281.75 m ²
1.67	UNIT 167	281.75 m ²
1.68	UNIT 168	281.75 m ²
1.69	UNIT 169	281.75 m ²
1.70	UNIT 170	281.75 m ²
1.71	UNIT 171	281.75 m ²
1.72	UNIT 172	281.75 m ²
1.73	UNIT 173	281.75 m ²
1.74	UNIT 174	281.75 m ²
1.75	UNIT 175	281.75 m ²
1.76	UNIT 176	281.75 m ²
1.77	UNIT 177	281.75 m ²
1.78	UNIT 178	281.75 m ²
1.79	UNIT 179	281.75 m ²
1.80	UNIT 180	281.75 m ²
1.81	UNIT 181	281.75 m ²
1.82	UNIT 182	281.75 m ²
1.83	UNIT 183	281.75 m ²
1.84	UNIT 184	281.75 m ²
1.85	UNIT 185	281.75 m ²
1.86	UNIT 186	281.75 m ²
1.87	UNIT 187	281.75 m ²
1.88	UNIT 188	281.75 m ²
1.89	UNIT 189	281.75 m ²
1.90	UNIT 190	281.75 m ²
1.91	UNIT 191	281.75 m ²
1.92	UNIT 192	281.75 m ²
1.93	UNIT 193	281.75 m ²
1.94	UNIT 194	281.75 m ²
1.95	UNIT 195	281.75 m ²
1.96	UNIT 196	281.75 m ²
1.97	UNIT 197	281.75 m ²
1.98	UNIT 198	281.75 m ²
1.99	UNIT 199	281.75 m ²
2	UNIT 200	281.75 m ²

Number	Name	Size
0.01	UNIT 1	33.77 m ²
0.02	UNIT 2	106.10 m ²
0.03	UNIT 3	281.75 m ²
0.04	UNIT 4	33.77 m ²
0.05	UNIT 5	106.10 m ²
0.06	UNIT 6	281.75 m ²
0.07	UNIT 7	33.77 m ²
0.08	UNIT 8	106.10 m ²
0.09	UNIT 9	281.75 m ²
0.10	UNIT 10	33.77 m ²
0.11	UNIT 11	106.10 m ²
0.12	UNIT 12	281.75 m ²
0.13	UNIT 13	33.77 m ²
0.14	UNIT 14	106.10 m ²
0.15	UNIT 15	281.75 m ²
0.16	UNIT 16	33.77 m ²
0.17	UNIT 17	106.10 m ²
0.18	UNIT 18	281.75 m ²
0.19	UNIT 19	33.77 m ²
0.20	UNIT 20	106.10 m ²
0.21	UNIT 21	281.75 m ²
0.22	UNIT 22	33.77 m ²
0.23	UNIT 23	106.10 m ²
0.24	UNIT 24	281.75 m ²
0.25	UNIT 25	33.77 m ²
0.26	UNIT 26	106.10 m ²
0.27	UNIT 27	281.75 m ²
0.28	UNIT 28	33.77 m ²
0.29	UNIT 29	106.10 m ²
0.30	UNIT 30	281.75 m ²
0.31	UNIT 31	33.77 m ²
0.32	UNIT 32	106.10 m ²
0.33	UNIT 33	281.75 m ²
0.34	UNIT 34	33.77 m ²
0.35	UNIT 35	106.10 m ²
0.36	UNIT 36	281.75 m ²
0.37	UNIT 37	33.77 m ²
0.38	UNIT 38	106.10 m ²
0.39	UNIT 39	281.75 m ²
0.40	UNIT 40	33.77 m ²
0.41	UNIT 41	106.10 m ²
0.42	UNIT 42	281.75 m ²
0.43	UNIT 43	33.77 m ²
0.44	UNIT 44	106.10 m ²
0.45	UNIT 45	281.75 m ²
0.46	UNIT 46	33.77 m ²
0.47	UNIT 47	106.10 m ²
0.48	UNIT 48	281.75 m ²
0.49	UNIT 49	33.77 m ²
0.50	UNIT 50	106.10 m ²
0.51	UNIT 51	281.75 m ²
0.52	UNIT 52	33.77 m ²
0.53	UNIT 53	106.10 m ²
0.54	UNIT 54	281.75 m ²
0.55	UNIT 55	33.77 m ²
0.56	UNIT 56	106.10 m ²
0.57	UNIT 57	281.75 m ²
0.58	UNIT 58	33.77 m ²
0.59	UNIT 59	106.10 m ²
0.60	UNIT 60	281.75 m ²
0.61	UNIT 61	33.77 m ²
0.62	UNIT 62	106.10 m ²
0.63	UNIT 63	281.75 m ²
0.64	UNIT 64	33.77 m ²
0.65	UNIT 65	106.10 m ²
0.66	UNIT 66	281.75 m ²
0.67	UNIT 67	33.77 m ²
0.68	UNIT 68	106.10 m ²
0.69	UNIT 69	281.75 m ²
0.70	UNIT 70	33.77 m ²
0.71	UNIT 71	106.10 m ²
0.72	UNIT 72	281.75 m ²
0.73	UNIT 73	33.77 m ²
0.74	UNIT 74	106.10 m ²
0.75	UNIT 75	281.75 m ²
0.76	UNIT 76	33.77 m ²
0.77	UNIT 77	106.10 m ²
0.78	UNIT 78	281.75 m ²
0.79	UNIT 79	33.77 m ²
0.80	UNIT 80	106.10 m ²
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0.84	UNIT 84	281.75 m ²
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0.92	UNIT 92	106.10 m ²
0.93	UNIT 93	281.75 m ²
0.94	UNIT 94	33.77 m ²
0.95	UNIT 95	106.10 m ²
0.96	UNIT 96	281.75 m ²
0.97	UNIT 97	33.77 m ²
0.98	UNIT 98	106.10 m ²
0.99	UNIT 99	281.75 m ²
1.00	UNIT 100	33.77 m ²

Number	Name	Size
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0.10	UNIT 10	33.77 m ²
0.11	UNIT 11	106.10 m ²
0.12	UNIT 12	281.75 m ²
0.13	UNIT 13	33.77 m ²
0.14	UNIT 14	106.10 m ²
0.15	UNIT 15	281.75 m ²
0.16	UNIT 16	33.77 m ²
0.17	UNIT 17	106.10 m ²
0.18	UNIT 18	281.75 m



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Naylors
Gavin Black
 Commercial Property People

CGI Visuals of the proposed scheme



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