



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

Ready December 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 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.

Accommodation:

- 1,327.64 m² (14,285 ft²)
- An indicative layout option is attached to these details. Available as a whole or in part.

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.

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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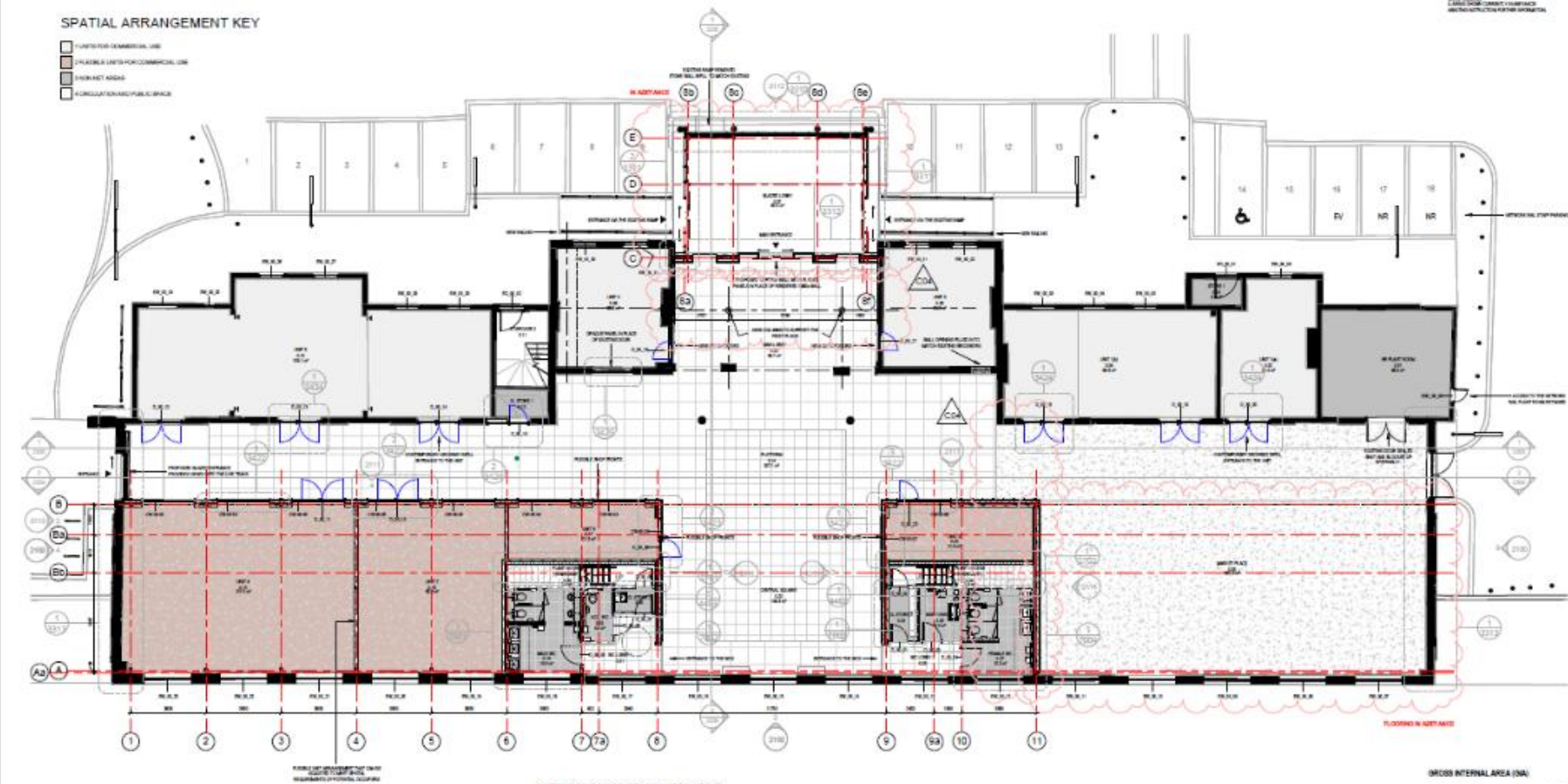
DD: 07834 328 678



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

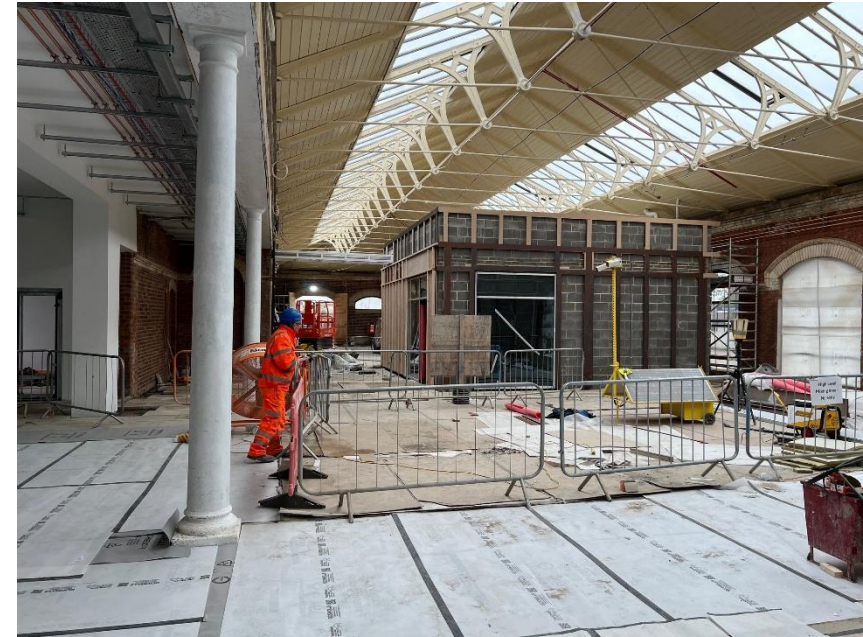


LEVEL 00 - PROPOSED PLAN
1:100



SCHEDULE OF ACCOMMODATION (SOA) GROUND FLOOR

Number	Name	Area	Number	Name	Area	Number	Name	Area	Number	Name	Area
0.10	MARKET PLACE	281.75 m ²	0.09	UNIT 4	33.77 m ²	0.07	WC PLANT ROOM	16.47 m ²	0.07	WC PLANT ROOM	16.47 m ²
0.11	UNIT 101	30.90 m ²	0.10	UNIT 5	106.10 m ²	0.08	STORE 1	3.41 m ²	0.08	WC LOBBY	30.87 m ²
0.12	UNIT 102	30.90 m ²	0.11	UNIT 6	101.02 m ²	0.09	STORE 2	3.41 m ²	0.09	WC LOBBY 2	30.87 m ²
0.13	UNIT 103	30.90 m ²	0.12	UNIT 7	93.48 m ²	0.10	MALE WC	15.56 m ²	0.10	WC LOBBY 3	30.87 m ²
0.14	UNIT 104	30.90 m ²	0.13	UNIT 8	93.48 m ²	0.11	FEMALE WC	15.56 m ²	0.11	WC LOBBY 4	30.87 m ²
0.15	UNIT 105	30.90 m ²	0.14	UNIT 9	93.48 m ²	0.12	WC LOBBY 1	30.87 m ²	0.12	WC LOBBY 5	30.87 m ²
0.16	UNIT 106	30.90 m ²	0.15	UNIT 10	93.48 m ²	0.13	WC LOBBY 2	30.87 m ²	0.13	WC LOBBY 6	30.87 m ²
0.17	UNIT 107	30.90 m ²	0.16	UNIT 11	93.48 m ²	0.14	WC LOBBY 3	30.87 m ²	0.14	WC LOBBY 7	30.87 m ²
0.18	UNIT 108	30.90 m ²	0.17	UNIT 12	93.48 m ²	0.15	WC LOBBY 4	30.87 m ²	0.15	WC LOBBY 8	30.87 m ²
0.19	UNIT 109	30.90 m ²	0.18	UNIT 13	93.48 m ²	0.16	WC LOBBY 5	30.87 m ²	0.16	WC LOBBY 9	30.87 m ²
0.20	UNIT 110	30.90 m ²	0.19	UNIT 14	93.48 m ²	0.17	WC LOBBY 6	30.87 m ²	0.17	WC LOBBY 10	30.87 m ²
0.21	UNIT 111	30.90 m ²	0.20	UNIT 15	93.48 m ²	0.18	WC LOBBY 7	30.87 m ²	0.18	WC LOBBY 11	30.87 m ²
0.22	UNIT 112	30.90 m ²	0.21	UNIT 16	93.48 m ²	0.19	WC LOBBY 8	30.87 m ²	0.19	WC LOBBY 12	30.87 m ²
0.23	UNIT 113	30.90 m ²	0.22	UNIT 17	93.48 m ²	0.20	WC LOBBY 9	30.87 m ²	0.20	WC LOBBY 13	30.87 m ²
0.24	UNIT 114	30.90 m ²	0.23	UNIT 18	93.48 m ²	0.21	WC LOBBY 10	30.87 m ²	0.21	WC LOBBY 14	30.87 m ²
0.25	UNIT 115	30.90 m ²	0.24	UNIT 19	93.48 m ²	0.22	WC LOBBY 11	30.87 m ²	0.22	WC LOBBY 15	30.87 m ²
0.26	UNIT 116	30.90 m ²	0.25	UNIT 20	93.48 m ²	0.23	WC LOBBY 12	30.87 m ²	0.23	WC LOBBY 16	30.87 m ²
0.27	UNIT 117	30.90 m ²	0.26	UNIT 21	93.48 m ²	0.24	WC LOBBY 13	30.87 m ²	0.24	WC LOBBY 17	30.87 m ²
0.28	UNIT 118	30.90 m ²	0.27	UNIT 22	93.48 m ²	0.25	WC LOBBY 14	30.87 m ²	0.25	WC LOBBY 18	30.87 m ²
0.29	UNIT 119	30.90 m ²	0.28	UNIT 23	93.48 m ²	0.26	WC LOBBY 15	30.87 m ²	0.26	WC LOBBY 19	30.87 m ²
0.30	UNIT 120	30.90 m ²	0.29	UNIT 24	93.48 m ²	0.27	WC LOBBY 16	30.87 m ²	0.27	WC LOBBY 20	30.87 m ²
0.31	UNIT 121	30.90 m ²	0.30	UNIT 25	93.48 m ²	0.28	WC LOBBY 17	30.87 m ²	0.28	WC LOBBY 21	30.87 m ²
0.32	UNIT 122	30.90 m ²	0.31	UNIT 26	93.48 m ²	0.29	WC LOBBY 18	30.87 m ²	0.29	WC LOBBY 22	30.87 m ²
0.33	UNIT 123	30.90 m ²	0.32	UNIT 27	93.48 m ²	0.30	WC LOBBY 19	30.87 m ²	0.30	WC LOBBY 23	30.87 m ²
0.34	UNIT 124	30.90 m ²	0.33	UNIT 28	93.48 m ²	0.31	WC LOBBY 20	30.87 m ²	0.31	WC LOBBY 24	30.87 m ²
0.35	UNIT 125	30.90 m ²	0.34	UNIT 29	93.48 m ²	0.32	WC LOBBY 21	30.87 m ²	0.32	WC LOBBY 25	30.87 m ²
0.36	UNIT 126	30.90 m ²	0.35	UNIT 30	93.48 m ²	0.33	WC LOBBY 22	30.87 m ²	0.33	WC LOBBY 26	30.87 m ²
0.37	UNIT 127	30.90 m ²	0.36	UNIT 31	93.48 m ²	0.34	WC LOBBY 23	30.87 m ²	0.34	WC LOBBY 27	30.87 m ²
0.38	UNIT 128	30.90 m ²	0.37	UNIT 32	93.48 m ²	0.35	WC LOBBY 24	30.87 m ²	0.35	WC LOBBY 28	30.87 m ²
0.39	UNIT 129	30.90 m ²	0.38	UNIT 33	93.48 m ²	0.36	WC LOBBY 25	30.87 m ²	0.36	WC LOBBY 29	30.87 m ²
0.40	UNIT 130	30.90 m ²	0.39	UNIT 34	93.48 m ²	0.37	WC LOBBY 26	30.87 m ²	0.37	WC LOBBY 30	30.87 m ²
0.41	UNIT 131	30.90 m ²	0.40	UNIT 35	93.48 m ²	0.38	WC LOBBY 27	30.87 m ²	0.38	WC LOBBY 31	30.87 m ²
0.42	UNIT 132	30.90 m ²	0.41	UNIT 36	93.48 m ²	0.39	WC LOBBY 28	30.87 m ²	0.39	WC LOBBY 32	30.87 m ²
0.43	UNIT 133	30.90 m ²	0.42	UNIT 37	93.48 m ²	0.40	WC LOBBY 29	30.87 m ²	0.40	WC LOBBY 33	30.87 m ²
0.44	UNIT 134	30.90 m ²	0.43	UNIT 38	93.48 m ²	0.41	WC LOBBY 30	30.87 m ²	0.41	WC LOBBY 34	30.87 m ²
0.45	UNIT 135	30.90 m ²	0.44	UNIT 39	93.48 m ²	0.42	WC LOBBY 31	30.87 m ²	0.42	WC LOBBY 35	30.87 m ²
0.46	UNIT 136	30.90 m ²	0.45	UNIT 40	93.48 m ²	0.43	WC LOBBY 32	30.87 m ²	0.43	WC LOBBY 36	30.87 m ²
0.47	UNIT 137	30.90 m ²	0.46	UNIT 41	93.48 m ²	0.44	WC LOBBY 33	30.87 m ²	0.44	WC LOBBY 37	30.87 m ²
0.48	UNIT 138	30.90 m ²	0.47	UNIT 42	93.48 m ²	0.45	WC LOBBY 34	30.87 m ²	0.45	WC LOBBY 38	30.87 m ²
0.49	UNIT 139	30.90 m ²	0.48	UNIT 43	93.48 m ²	0.46	WC LOBBY 35	30.87 m ²	0.46	WC LOBBY 39	30.87 m ²
0.50	UNIT 140	30.90 m ²	0.49	UNIT 44	93.48 m ²	0.47	WC LOBBY 36	30.87 m ²	0.47	WC LOBBY 40	30.87 m ²
0.51	UNIT 141	30.90 m ²	0.50	UNIT 45	93.48 m ²	0.48	WC LOBBY 37	30.87 m ²	0.48	WC LOBBY 41	30.87 m ²
0.52	UNIT 142	30.90 m ²	0.51	UNIT 46	93.48 m ²	0.49	WC LOBBY 38	30.87 m ²	0.49	WC LOBBY 42	30.87 m ²
0.53	UNIT 143	30.90 m ²	0.52	UNIT 47	93.48 m ²	0.50	WC LOBBY 39	30.87 m ²	0.50	WC LOBBY 43	30.87 m ²
0.54	UNIT 144	30.90 m ²	0.53	UNIT 48	93.48 m ²	0.51	WC LOBBY 40	30.87 m ²	0.51	WC LOBBY 44	30.87 m ²
0.55	UNIT 145	30.90 m ²	0.54	UNIT 49	93.48 m ²	0.52	WC LOBBY 41	30.87 m ²	0.52	WC LOBBY 45	30.87 m ²
0.56	UNIT 146	30.90 m ²	0.55	UNIT 50	93.48 m ²	0.53	WC LOBBY 42	30.87 m ²	0.53	WC LOBBY 46	30.87 m ²
0.57	UNIT 147	30.90 m ²	0.56	UNIT 51	93.48 m ²	0.54	WC LOBBY 43	30.87 m ²	0.54	WC LOBBY 47	30.87 m ²
0.58	UNIT 148	30.90 m ²	0.57	UNIT 52	93.48 m ²	0.55	WC LOBBY 44	30.87 m ²	0.55	WC LOBBY 48	30.87 m ²
0.59	UNIT 149	30.90 m ²	0.58	UNIT 53	93.48 m ²	0.56	WC LOBBY 45	30.87 m ²	0.56	WC LOBBY 49	30.87 m ²
0.60	UNIT 150	30.90 m ²	0.59	UNIT 54	93.48 m ²	0.57	WC LOBBY 46	30.87 m ²	0.57	WC LOBBY 50	30.87 m ²
0.61	UNIT 151	30.90 m ²	0.60	UNIT 55	93.48 m ²	0.58	WC LOBBY 47	30.87 m ²	0.58	WC LOBBY 51	30.87 m ²
0.62	UNIT 152	30.90 m ²	0.61	UNIT 56	93.48 m ²	0.59	WC LOBBY 48	30.87 m ²	0.59	WC LOBBY 52	30.87 m ²
0.63	UNIT 153	30.90 m ²	0.62	UNIT 57	93.48 m ²	0.60	WC LOBBY 49	30.87 m ²	0.60	WC LOBBY 53	30.87 m ²
0.64	UNIT 154	30.90 m ²	0.63	UNIT 58	93.48 m ²	0.61	WC LOBBY 50	30.87 m ²	0.61	WC LOBBY 54	30.87 m ²
0.65	UNIT 155	30.90 m ²	0.64	UNIT 59	93.48 m ²	0.62	WC LOBBY 51	30.87 m ²	0.62	WC LOBBY 55	30.87 m ²
0.66	UNIT 156	30.90 m ²	0.65	UNIT 60	93.48 m ²	0.63	WC LOBBY 52	30.87 m ²	0.63	WC LOBBY 56	30.87 m ²



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Naylor's
Gavin Black
 Commercial Property People

CGI Visuals of the proposed scheme



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