

TO LET



The New Eston Precinct, High Street, Eston, TS6 9JD
NEW DEVELOPMENT OF 7 RETAIL UNITS
993 - 5,373 Sq Ft

PortlandDoddsBrown 

THE NEW ESTON PRECINCT, HIGH STREET, ESTON, TS6 9JD

Key Features

- New retail hub at the heart of Eston
- Providing high quality retail and leisure facilities
- Due for completion in September 2026
- New landscaped pedestrian precinct
- New home for Eston market
- Space for regular events

Location

The units are situated on the north side of Eston High Street and will replace the former precinct, in part.

There are a variety of commercial occupiers trading nearby including Ramsdens, Hall Opticians, Michael Poole Estate Agents.

Eston is a busy medium sized suburb located approximately 5 miles south east of Middlesbrough and 7 miles from Redcar town centre.

Parking for staff and customers will be provided in the free to use Council car park on Lodge Road, additional free parking is available in Eston town centre Council car parks a short walk away.

A new bus route will be established linking Eston with Normanby, Middlesbrough and Guisborough. Timetable to be confirmed.

Description

The development will comprise a retail parade of 7 units totalling 14,650 sqft arranged in an L shape with frontage to both the High Street and a new landscaped precinct leading to a separate car park off Lodge Road.

The 7 units will have service access from a secure, gated shared yard at the rear, accessed off Lodge Road.

A deliveries dock and dock leveller will be provided at the rear of the units.

It is hoped that an outdoor market will be re-established on the precinct along with regular events.

The units will be handed over in shell condition with glazed shop fronts and roller shutters. A handover pack will be provided to the incoming tenants.

The prospective tenant will be required to complete a tenant application form to be considered for a unit.

Accommodation

	Sq Ft	Sq M	Rent
Unit 1	2,695	250.37	£43,120
Unit 2	5,373	499.15	£75,222
Unit 3	2,002	185.99	£36,036
Unit 4	1,244	115.57	£22,392
Unit 5	1,202	111.67	£21,636
Unit 6	1,126	104.61	£20,268
Unit 7	993	92.25	£17,874
TOTAL	14,650	1,360.98	

Business Rates

The units will be assessed for business rates on completion.

Terms

The units will be available on new leases on full repairing and insuring terms and are anticipated to be for a period of 10 years. Subject to negotiation.

Service Charge

Each tenant will be responsible for a fair proportion of a service charge based on floor area for the maintenance and insurance of the building and any common areas. Further details upon request.

Planning

All units will have planning consent for Class E use.

Unit 1 is designated for restaurant use and has a provisional alcohol licence.

Unit 2 is designated for convenience store.

There is an absolute prohibition on takeaway units.

Energy Performance Certificate

An EPC will be available for each unit upon completion of the build.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Rent

£14.00 - £18.00 Per Sq Ft. A full rent schedule is available on request.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Anti-Money Laundering

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

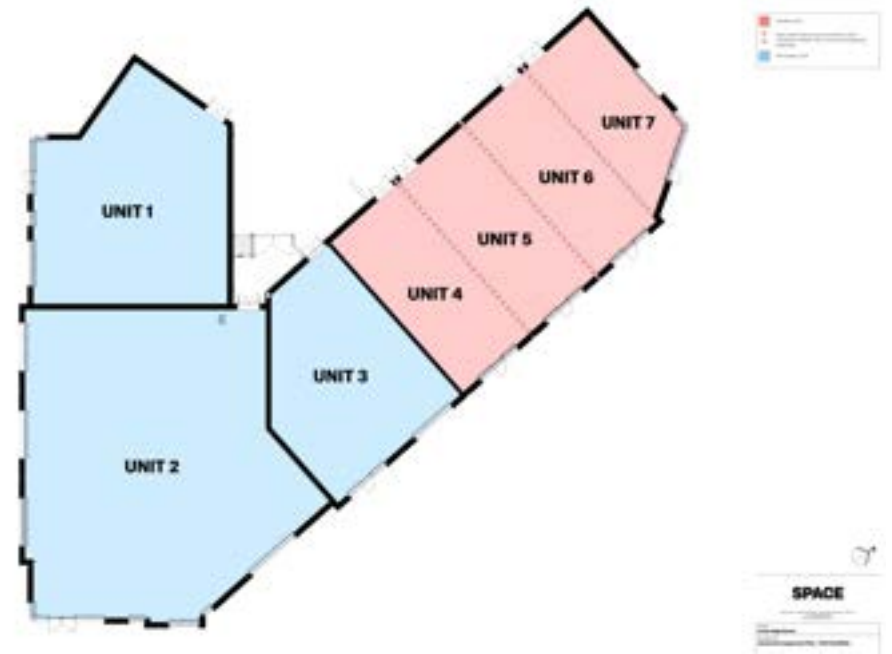
Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

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