



Garages, Lord Street, Redcar, TS10 3JE

Garage/ Workshop For Sale By Auction Starting Bids £90,000

- For sale by auction starting bids £90,000
- Consent secured for a mixed-use development in a prime town centre location.
- Within walking distance of retail, leisure and transport facilities, with excellent road and rail links.
- Lock-up workshop/ garage offering storage or income-generating potential
- Planning passed (R/2024/0210/RM) for six apartments and two retail units.
- Located on Lord Street, to the rear of Clarendon House, close to the High Street and seafront.

Summary

Available Size	627 sq ft
Price	Starting Bids
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

An excellent redevelopment and investment opportunity comprising lock-up workshops and garages on Lord Street, Redcar, to the rear of Clarendon House. The site benefits from planning permission (Ref: R/2024/0210/RM) granted by Redcar & Cleveland Borough Council for the demolition of the existing buildings and the construction of a mixed-use scheme comprising six residential apartments and two ground floor retail units.

Occupying a highly accessible town centre location, the property offers developers and investors a consented development opportunity, while the existing buildings provide potential interim storage or income-producing use pending redevelopment. The approved scheme is well positioned to capitalise on ongoing regeneration and investment within Redcar town centre.

Location

The property is situated to the rear of Clarendon House in Redcar town centre, close to the High Street and seafront. Redcar benefits from excellent road and rail links, with Middlesbrough approximately 8 miles to the west.

The site is within walking distance of the town's retail, leisure and transport facilities and is surrounded by a mix of commercial and residential uses, making it well suited to mixed-use redevelopment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Workshop	196	18.21	Available
Unit - Garage	431	40.04	Available
Total	627	58.25	

Auctioneers Notes

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

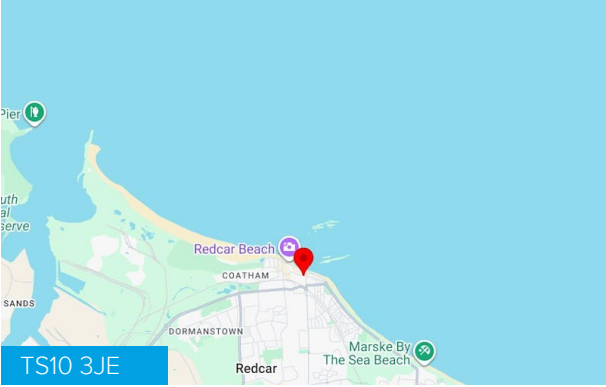
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any



Viewing & Further Information



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A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.