



## The Old HSBC Bank, 2 Westdyke Road, Redcar, TS10 1EA

For Sale by auction the former HSBC Bank in Redcar. Unfinished development project, Starting Bids £90,000

- Former bank premises for sale by auction
- Unfinished development project
- Central location next to redcar clock
- Additional upper floor 357 sq ft
- Starting bids £90,000
- EPC rated D
- Short walk to the sea front, train station and bus routes

Summary

Available Size	1,190 to 1,547 sq ft
Price	Auction £90,000 Starting Bids
Business Rates	N/A
Service Charge	N/A
EPC Rating	D

Description

This unfinished project, going up for auction, offers a fantastic development opportunity with plenty of potential uses (subject to planning permission). The property includes a former banking hall with impressive high ceilings and large front display windows, flooding the space with natural light and offering great street visibility. Inside, it's mostly open-plan, making it easy to adapt to different needs. The upper floor adds another 357 sq ft, though it's currently inaccessible; work has started on installing a staircase, opening up even more development possibilities. The building's striking façade showcases classic bank architecture and retains several charming original period features.

Location

Located in a prime spot near Redcar's main shopping area and the Redcar Clock, it's just a short walk from the seafront. Redcar Central rail station and local bus services are conveniently close, offering easy access to Middlesbrough and the wider Teesside region.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit	1,190	110.55	Available
1st - 1st Floor Space	357	33.17	Available
Total	1,547	143.72	

Auction Terms

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'.

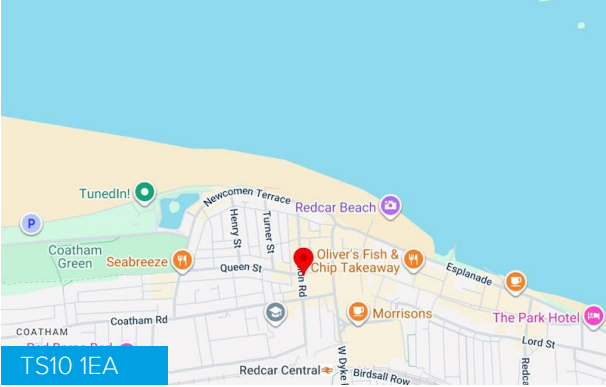
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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 time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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



Viewing & Further Information



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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.



