

TO LET

GEORGE F. WHITE

RESIDENTIAL • COMMERCIAL • RURAL • DEVELOPMENT

Ground Floor Shop

Unit 2

Station Buildings

Saltburn by the Sea

TS12 1AQ



- Popular retail parade in prominent town centre location
- Ground floor net internal area of approximately 44.6 sq m (437 sq ft)
- Nearby occupiers Sainsburys, Signals Bistro, Cheveux Hair Salon, The Sitting Room, Saltburn Framing Company, among others
- Asking Rent: £11,000 per annum
- Attractive Grade II Listed Building.

LOCATION

Saltburn is a seaside town on the east coast of North Yorkshire, approximately 13 miles east of Middlesbrough. The town forms part of the Redcar and Cleveland borough and has a population of approximately 6,000 (2011).

Saltburn is situated on the northern edge of the North Yorks Moors National Park. The A174 to the south of the town links to Middlesbrough to the west and along the coast to Whitby to the south east.

The nearest motorway is the A1(M), approximately 32 miles to the east, which provides access to Newcastle to the north and Leeds to the south. Saltburn railway station offers regular services to Middlesbrough, Darlington and Bishop Auckland.

The Station Building hosts weekly and monthly markets and the annual Saltburn Food Festival which attracts over 20,000 people is centred on the Station Building.

DESCRIPTION

Constructed in 1862 the property comprises the former railway station buildings which have been converted to provide a Grade II Listed retail parade, totalling ten retail units.

The property is of masonry construction with cream brickwork and dressings, under a pitched Welsh slate roof with brick and ashlar chimneys. The central block (Unit 5) within the property has a portico with decorative plinths. The windows are cast iron and single glazed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

ACCOMMODATION

The property has the following net internal area:

Ground floor retail – 40.6 sq m (437 sq ft)

TERMS

The ground floor accommodation is available to let on effective full repairing and insuring terms at a rent of £11,000 per annum. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Description: £5,500

The rating assessment currently appearing on the 2023 Valuation List is as follows: -

Description: £5,800

The Small Business rate for the year 2022/2023 is 49.9 pence in the pound. Please contact the local authority to find out if you are eligible for a small business rates saving.

ANTI-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.

VIEWING

By appointment only through George F. White LLP:

Danielle Clough
07590 183 178
danielleclough@georgefwhite.co.uk

Kristian Sorensen
07586 128 092
kristiansorensen@georgefwhite.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but George F White LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and George F White LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by George F White LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do George F White LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.



