



RETAIL TO LET

UNIT 4, STATION BUILDINGS, SALTBURN BY THE SEA, TS12 1AQ

- Popular retail parade in prominent town centre location
- Attractive Grade II Listed Building.
- Nearby occupiers Sainsburys, Signals Bistro, Cheveux Hair Salon, The Sitting Room, Saltburn Framing Company among others

£5,300 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	19.64 m ² / 211 ft ²
Availability	Immediate Occupation
Rateable Value	£3,300
Service Charge(s)	Available upon request
EPC Rating	E(103)

KEY CONTACT(S)

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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.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Ground Floor Retail	19.64	211

TERMS

The ground floor accommodation is available to let on effective full repairing and insuring terms at a rent of £5,300 per annum. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

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

Rateable Value	£
2023	3.300

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

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.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of E (103).

VAT

All figures are exclusive of VAT where chargeable.



SUBJECT TO CONTRACT

