

TO LET

High Street Retail

**johnson
tucker**

chartered surveyors & property consultants

Unit 6

Station Buildings

Saltburn by the Sea

TS12 1AQ



- Prominent town centre location
- Ground floor net internal area of approximately 20 sq m (215 sq ft)
- Nearby occupiers Sainsburys, Signals Bistro, Cheveux Hair Salon, The Sitting Room, Saltburn Framing Compan, among others
- Asking Rent: £5,000 per annum
- Attractive Grade II Listed Building



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LOCATION

Saltburn is a seaside resort 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 has the following net internal area:

Ground floor retail – 20 sq m (215 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £5,000 per annum (exclusive). All other terms are to be agreed by negotiation.

Service charge and buildings insurance are payable in addition to rent and information is available on request.

SUBJECT TO CONTRACT

RATING ASSESSMENT

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

Description: £3,100

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound. Please contact the local authority to find out if you are eligible for a small business rates saving.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be made available to interested parties very shortly.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

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 Johnson Tucker LLP Contact Daniel Capobasso on 0191 2697890

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