

12 STATION STREET, SALTBURN BY THE SEA. TS12 1AE

TO LET – TOWN CENTRE FORMER BANKING HALL



Legat Owen
CHARTERED SURVEYORS

01244 408200
legatowen.co.uk

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

12 STATION STREET, SALTBURN BY THE SEA, TS12 1AE

TO LET : TOWN CENTRE RETAIL UNIT

LOCATION

The property is situated on Station Street the principal retail pitch in the popular North Sea coastal town of Saltburn-by-the-Sea.

Nearby occupiers include Ladbrokes, Barclays Bank, Cooplands Bakers, Boots Pharmacy, and Sainsbury's supermarket together with a good range of independent shops and boutiques.

The premises are close to the town's railway station and to Windsor Road, the principal route into Saltburn from the A174 Parkway which leads to the popular seafront area and pier.

DESCRIPTION

The property comprises a former banking hall, most recently occupied by Barclays Bank, with office accommodation and staff facilities to the upper floors.

At ground level, the building provides open plan sales with rear stores and banking safe.

The first floor accommodation comprises a series of smaller offices, meeting rooms, stores, male and female toilets and is accessible via a rear staircase from the ground floor.

The second floor comprises further offices and stores.

Our client intends to let the property as a whole, but would consider letting the ground and first floor accommodation individually with separate access provided to the upper floors via the rear of the building.

The property is suitable for a variety of uses subject to the necessary planning consents.

ACCOMMODATION

The property provides the following approximate floor areas:

Ground Floor

Sales	102.47 sq m	(1,103 sq ft)
Office	31.80 sq m	(342 sq ft)
Store	22.16 sq m	(238 sq ft)

First Floor

Offices	152.44 sq m	(1,641 sq ft)
WCs	-	-

Second Floor

Offices	60.39 sq m	(650 sq ft)
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Total	369.25 sq m	(3,975 sq ft)
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RATING ASSESSMENT

The property has a rateable value of £15,750.

At present, the property falls below a threshold where no rates are payable.

TENURE

The property is available to let on a new lease for a term of years to be agreed, on effective FRI terms, at an initial rent of £23,000 per annum.

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VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson or Legat Owen.

Contact:

Jack Robinson - 01642 713303 jack@thomas-stevenson.co.uk

Tom Creer - 01244 408235 tomcreer@legatowen.co.uk



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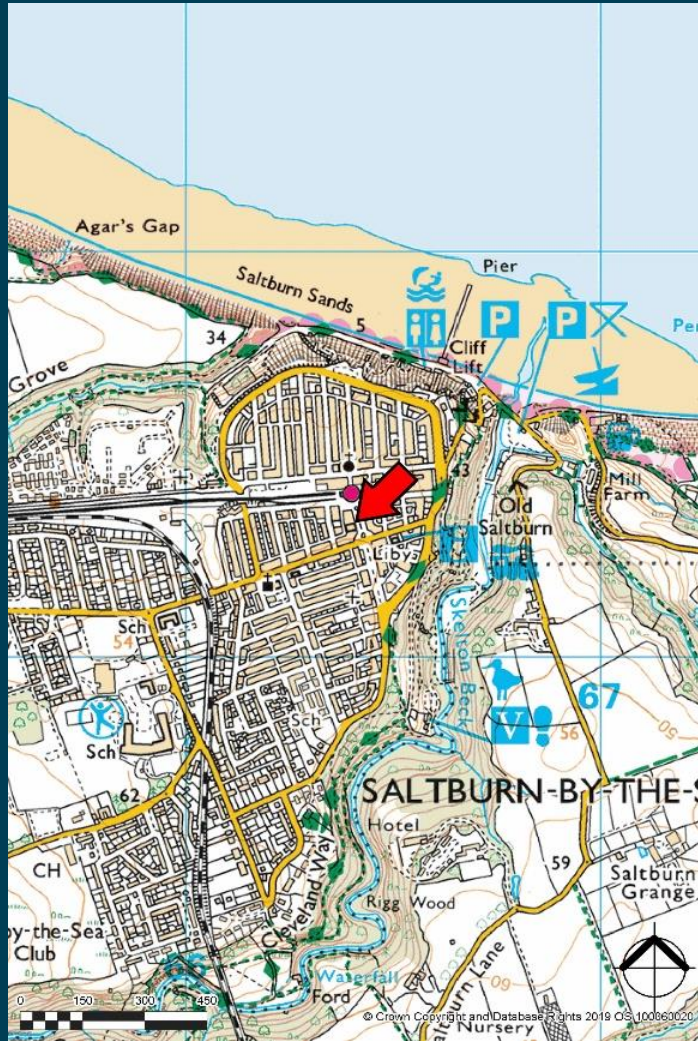


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Energy performance certificate (EPC)

Barclays Bank Plc 12 Station Street SALTBURN-BY-THE-SEA TS12 1AB	Energy rating D	Valid until: 18 March 2028
		Certificate number: 0170-0838-3779-3407-9006

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 328 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 Net zero CO2

9-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
151-175	G

89 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 D

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- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

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Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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