

54 & 54A CHURCH STREET, GUISBOROUGH, TS14 6BX

FOR SALE – MIXED USE TOWN CENTRE INVESTMENT



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

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LOCATION

The property is located within the popular market town of Guisborough, 22 miles north-west of Whitby and 10.5 miles south east of Middlesbrough. The town sits on the edge of the picturesque North York Moors National Park.

The property, situated within Guisborough Conservation Area, holds a corner position on the eastern side of Church Street adjacent to St Nicholas Church and close to the Priory Fish Shop. Church Street connects with Westgate, the principal retail street in Guisborough, approximately 200m to the west at the Market Cross junction.

Church Street is a major bus route and thorough fare of the town benefitting from both heavy footfall to Prior Pursglove 6th Form College and nearby residential housing. Occupiers in the immediate vicinity include Badgers, Twisted Peel, Sophia-Jo Bridal and TS Fourteen.

Pay and display car parking is available to the front of the property and parking permits are available to occupants of both 54 and 5a Church Street. Further details can be found on Redcar and Cleveland Council websites.

DESCRIPTION

The property, which is not listed, comprises an end terraced two storey building arranged to provide a ground floor hairdressers and first floor two bedroom flat. Both units are self-contained with the first floor flat accessed by a door to the side of the building.

54 Church Street, occupied by the long established and well-regarded Solo Hair Salon, is arranged to provide reception, salon area and staff amenities including kitchen and WC.

54A Church Street, which requires refurbishment and modernisation throughout, is arranged to provide a first floor residential flat configured as two bedrooms, bathroom with WC, living room and kitchen.

The residential accommodation holds potential for occupancy on either an Assured Shorthold Tenancy or furnished holiday let basis.

ACCOMMODATION

The building has the following approximate areas:

54 Church Street,

Sales Area	27.60 sq m	(297 sq ft)
Stores	19.70 sq m	(212 sq ft)
WC		

54A Church Street

Residential Flat	51.58 sq m	(555 sq ft)
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RATEABLE VALUE

54 Church Street has a rateable value of £5,900 and therefore qualifies for small business rates relief. Interested parties should contact Redcar and Cleveland Council to determine the exact rates payable.

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COUNCIL TAX BAND

54A Church Street falls within Council Tax Band A.

TENURE

The premises are partially let with the sale of the property based on the following renewal:

54 Church Street – Let to Stephanie Maria Bradshaw by way of an effectively full repairing and insuring lease from 01 May 2024 for a term of 15 years at a passing rent of £5,200 per annum incorporating a rent review in Year 5 and Year 10 and break clause in Year 5 and Year 10.

54A Church Street – Vacant

The total rent receivable by the landlord is presently £5,200 per annum exclusive.

PROPOSED TERMS

The freehold interest is available to purchase with offers invited over £100,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All rent / prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office.

Contact - Jack Robinson
Email: jack@thomas-stevenson.co.uk
Tel: 01642 713303

Subject to Contract

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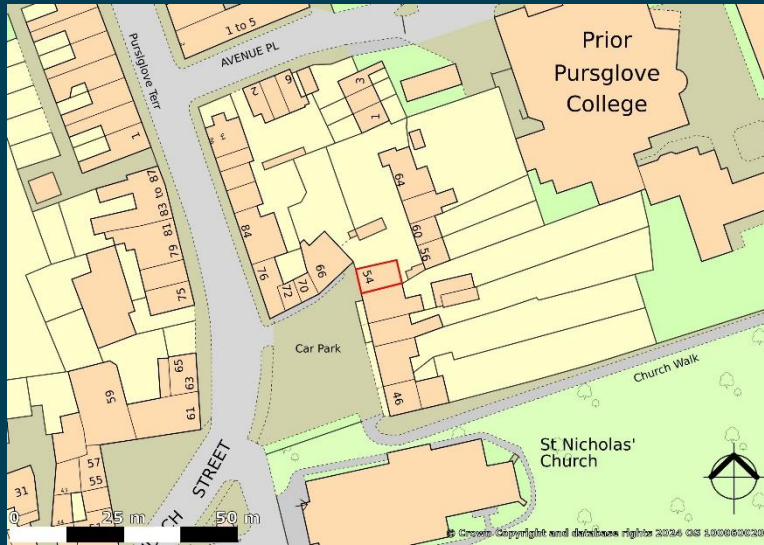
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Energy performance certificate (EPC)

54 Church Square Church Street GUISBOROUGH TS14 6BX	Energy rating C	Valid until: 13 May 2034
Certificate number: 0263-1141-3334-7309-7925		

Property type: Retail/Financial and Professional Services
Total floor area: 53 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

This property's energy rating is C.

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 5	A+	Net zero CO2
6-25	A	
26-50	B	
51-75	C	96 C
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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