

# 79 HIGH STREET, LOFTUS, SALTBURN BY THE SEA, TS13 4HG

FOR SALE: RETAIL UNIT AND FIRST FLOOR MAISONETTE



**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

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## LOCATION

The property is located in Loftus, Saltburn by the Sea, approximately 1 mile south of the North East Coast, 4 miles south east of Saltburn, 12 miles north west of Whitby and 14.5 miles east of Middlesbrough.

Situated in the historic centre of Loftus High Street, the area accommodates regional and local occupiers including Co-Op Convenience Store, Allied Pharmacy, Stonehouse Bakery, Golden Lion Hotel, Carole Louise Hairdressing, The Silver Sixpence Boutique and White Horse Public House.

## DESCRIPTION

The property comprises a mixed use building arranged to provide a ground floor retail unit with rear workshop and first floor maisonette flat.

The ground floor is configured to provide: sales floor, stores, external toilet, external stores and pottery workshop.

The upper floors are arranged to provide residential accommodation with the first floor configured to provide living room, hallway with storage, kitchen & dining area, utility room, bathroom with WC and garden/conservatory room. The second floor provides two bedrooms and holds potential to create further space within the attic.

Externally the premises benefit from a first floor garden which has been well maintained, rear access to Lingberry Garth and covered stores at ground floor level.

The property is ideally suited for an owner occupier and would be appropriate for a variety of uses. It is possible to vary the access to the upper floors to create two self-contained properties subject to the necessary planning consents.

## ACCOMMODATION

### Retail Unit

#### Ground Floor

Sales	27.87 sq m	(300 sq ft)
Stores	14.87 sq m	(160 sq ft)
Workshop	36.90 sq m	(397 sq ft)
External Store	2.48 sq m	( 27 sq ft)
Covered Store	10.20 sq m	(110 sq ft)
External WC		

### Residential Accommodation

First Floor 52.07 sq m (560 sq ft)

Living Room	5.38m	x	3.95m
Kitchen	2.78m	x	3.10m
Utility Room	1.02m	x	1.66m
Bathroom	1.88m	x	1.66m
Garden Room	2.21m	x	3.17m

Second Floor 27.53 sq m (296 sq ft)

Bedroom 1	2.71m	x	2.48m
Bedroom 2	2.79m	x	3.95m

Total Residential 79.60 sq m (856 sq ft)

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## PROPOSED TERMS

The freehold interest is available to purchase with offers in excess of £150,000 invited.

## RATING ASSESSMENT

The ground floor premises have been assessed with a Rateable Value of £3,150 and therefore qualifies for small business rates relief if applicable.

## COUNCIL TAX

The upper floor residential flat falls within Council Tax Band A.

## VAT

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

## VIEWING

Strictly by appointment through this office  
Contact : Jack Robinson  
01642 713303 / jack@thomas-Stevenson.co.uk

SUBJECT TO CONTRACT

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