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# FOR SALE (MAY LET)

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- ✓ Grade II Listed
- ✓ Central location
- ✓ Suitable for a range of uses
- ✓ Offers invited



Saltburn-By-The-Sea Methodist Church, Milton Street, Saltburn-By-The-Sea TS12 1DE

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Expressions of Interest Invited

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4,789 Sq Ft  
(445 Sq M)

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## DESCRIPTION

The property comprises an imposing Grade II Listed property constructed in 1905. The building provides a large open area together with a kitchen and toilet.

N.B. The property will be separated from an adjoining building which will be retained by our client.

## LOCATION

Saltburn-by-the-Sea is a seaside town in the borough of Redcar and Cleveland. It is situated around 11 miles east of Middlesbrough town centre, 4 miles south east of Redcar and 15 miles north west of Whitby. The town is a popular tourist attraction, with a population of 5,874 in 2021 and over 2 million visitors a year.

The property is located centrally within Saltburn, immediately to the north of the town's train station. The sea front is approximately 300 metres to the north.

This is a mixed use located with a range of commercial and leisure used forming the town centre, and a mix of residential and hotel uses to the north.

## PLANNING

We understand the property is Grade II Listed, and is within a Conservation Area.

The existing use falls into Class F1 (Learning and Non-Residential Institution). A pre-application enquiry confirmed that the planning authority is supportive of a change to uses within Class E (Commercial, Business and Services) and Class C3 (Residential).

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground - 1905 Church Building	4,789	445







## TERMS

The property is held Freehold (title number CE206465) and will be sold with vacant possession. Consideration may be given to granting a lease of the property.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EPC

As a place of worship the property does not require an EPC.

## EXPRESSIONS OF INTEREST

Interested parties are invited to submit an Expression of Interest in the property, identifying their proposed use, the source of funding and any conditions that would be attached to their offer.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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