



# Inglebys

Estate Agents



## 21 Zetland Road

Loftus, TS13 4PW

**Offers Over £72,950**



Another fantastic opportunity to purchase this ground floor retail unit with large display windows on the main High Street in Loftus, benefiting from a three bedroom maisonette above, and parking to the rear, this really is a must see! Take advantage of the increased popularity that Loftus is currently benefiting from with a High Street presence.



On the main coastal route of the A174 this retail unit offers a large shop front with electric roller shutter to the window and doors, benefiting from kitchenette and toilet to the rear, with the rear flat roof recently (3 years ago) fibre glassed. The maisonette is accessed from the rear by either steps or the rear yard, the maisonette is surprisingly spacious and benefits from a recently fitted uPVC double glazed door. Parking for up to two cars is immediately outside the rear of the property. It is worth bearing in mind that the bedrooms are in roof eaves, so headroom maybe restrictive in a couple of the rooms!

Tenure Details: Freehold.

Council Tax Band: Maisonette Band A. Retail unit may benefit from Zero Business Rates dependant on Turnover, contact RCBC for more details.

EPC Rating: To follow.

**Retail Area 26'5" x 17'10" (8.06m x 5.46m)**

Single glazed door and window with electric roller shutter which covers the front door and windows, Storage cupboard immediately inside the front door houses consumer unit and light switches, wood effect laminated flooring with either strip lights providing ample lighting. Door to the rear provides access to the kitchenette and toilet.

**Kitchenette 9'8" x 7'3" (2.95m x 2.23m)**

Tiles to the floor with some base and wall units, stainless steel sink/drainer and taps, door to the toilet with white WC and basin, wall mounted electric water heater.

**Maisonette**

Accessed via wrought iron steps to the rear of the property. There is a back street with parking immediately outside the rear of the property.

**Kitchen 11'5" x 10'1" (3.50 x 3.08)**

Wood effect lino to the floor, with a range of wall and base units finished with marble effect worktops, stainless steel sink/drainer with chrome mixer tap, tiled splashbacks, slot in electric oven/hob, plumbing for washing machine, night storage heater and window to the rear aspect looking out over woodland.

**Lounge 16'0" x 11'1" (4.88 x 3.38)**

Carpet to the floor with large bay window offering plenty of natural light to the front aspect, night storage heater.

**Bathroom 9'11" x 5'11" (3.04 x 1.81)**

Tile effect lino to the floor, with a white bath suite and mixer shower over bath with shower curtain, part tiled to the walls, extractor.

**Second Floor**

**Bedroom One 15'2" x 13'5" (4.63 x 4.10)**

A relatively spacious double bedroom with 2 x windows to the front aspect, carpet to the floor and storage cupboard which also houses the water tank (replaced 4 years ago) and night storage heater.

**Bedroom Two 10'3" x 9'0" (3.13 x 2.75)**

Carpet to the floor and velux window to the front aspect, night storage heater.

**Bedroom Three 8'9" x 7'2" (2.67 x 2.19)**

A smaller room with carpet to the floor, velux window to the rear aspect.

**Exterior**

**FRONT.**

Enter the retail unit straight from the front High Street pavement.

**REAR.**

Small yard to the rear of the retail unit, with gate to the back street, parking for up to two cars to the rear with views over the woodland.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

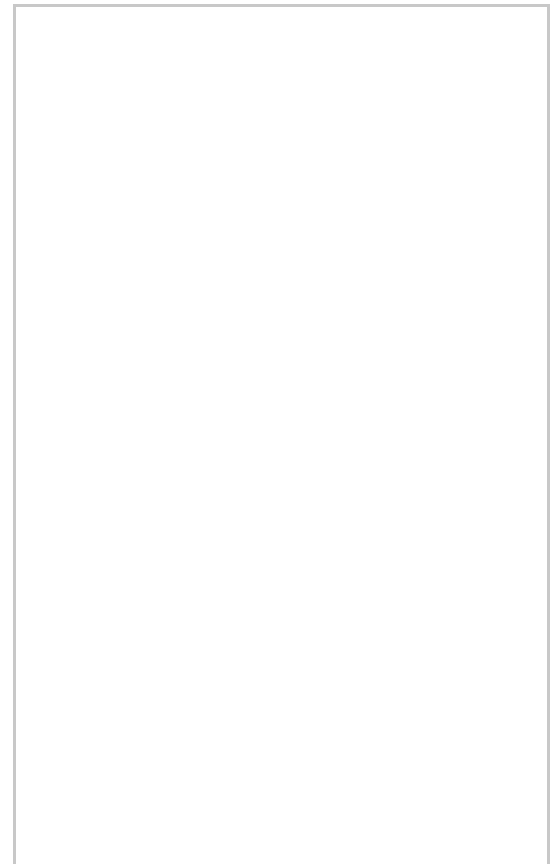
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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