



Inglebys

Estate Agents



2-3 Zetland Road

Loftus, TS13 4PP

Fixed Asking Price £300,000



A fantastic business opportunity has arisen for someone to purchase the Loftus Shopping Centre at 2-3 Zetland Road in Loftus. Being a stalwart of the High Street this property is positioned in a busy location on the traffic lights, with existing businesses and holiday lets already trading and paying rent this is an ideal opportunity for the right individual/business! Become part of the renovation of Loftus High Street and the unique opportunities that this venture would bring. The ground floor currently has a barbers, laundrette, gaming arcade, vacant retail/caf  unit, as well as reception area, whilst also benefiting from parking to the rear as well as a large garage!



This property requires someone to release the full potential of the units which exist within it, there are four residential flats above the retail unit, three of which are currently holiday lets ran by the existing owners, and benefit from repeat customers year on year, with one vacant and requiring attention. There is the added income from the laundrette, a vacant retail unit with large display window, previously let out as a cafeteria, as well as further development to the amusement arcade area... Available as a freehold purchase, and currently being sold due to retirement. Stock and fixtures & fittings available by separate negotiation: (2 x sunbeds, 2 x industrial washing machines, 2 x industrial driers plus approx. 30 x arcade machines).

Tenure: Freehold

EPC Rating: To follow.

Council Tax Banding: N/A, currently non-domestic rateable value.

Entrance/Reception

Red Tiled floor via double doors to the reception area with access to all ground floor rooms. Reception Kiosk, with tanning rooms to either side of the reception. Staircase leads to toilet facilities on the first floor.

Unit One 12'9" x 17'8" (3.9m x 5.4m)

Red tiled floor continues, currently let as a barbers with two barber chairs and mirrors etc, windows to the front aspect.

Unit 5 29'2" x 18'8" (8.9m x 5.7m)

Floor covering continues to this much larger unit with display windows to the front aspect, previously had a hot food license and used as a cafeteria, currently being used as a storage facility, but could generate good income for retail or cafeteria, there are still the extractors for cooking provisions?

Tanning Rooms 15'1" deep (4.6m deep)

Each tanning room has one stand up sun bed, each generate additional income to the current owners.

Office/Reception 15'1" deep (4.6m deep)

Power supplies, lighting and internet facilities with reception desk etc...

Units 3 & 4 21'3" x 18'0" (6.5m x 5.5m)

Currently split into two amusement centre areas with gaming/gambling machines (available by separate negotiation).

Laundrette Area 13'9" x 5'10" (4.2m x 1.8m)

Currently running with two industrial washing machines, and a further two industrial dryers generating additional income, especially in the holiday let market which is booming in the area. Steps to the side of the laundrette lead to there rear parking area and garage.

Apartment One

Currently running as a holiday let via Air BnB, taking repeat guests year on year ran by the current owners. A two bedroom apartment with lounge, kitchen, bathroom and two bedrooms.

Apartment Two

Another two bedroom apartment which is currently being used as storage, and as a facility for the current owners. Could easily be refurbished into an additional two bedroom apartment, which could generate either additional holiday let income or long term let?

Apartment Three

Another two bedroom apartment let out as a holiday let through Air BnB.

Apartment Four

A one bedroom apartment with a neat little additional sleeping area to the rear of the lounge, again currently ran as a holiday let by the current owners.

Externally

FRONT

Access to the retail area is directly accessed from the front street of Zetland Road.

REAR

Parking for approximately eight cars plus a large garage which all backs onto Coronation Park. The apartments are all accessed from the rear by steps.

The holiday lets have shared patios/seating areas to the rear with views over the Park to the rear.

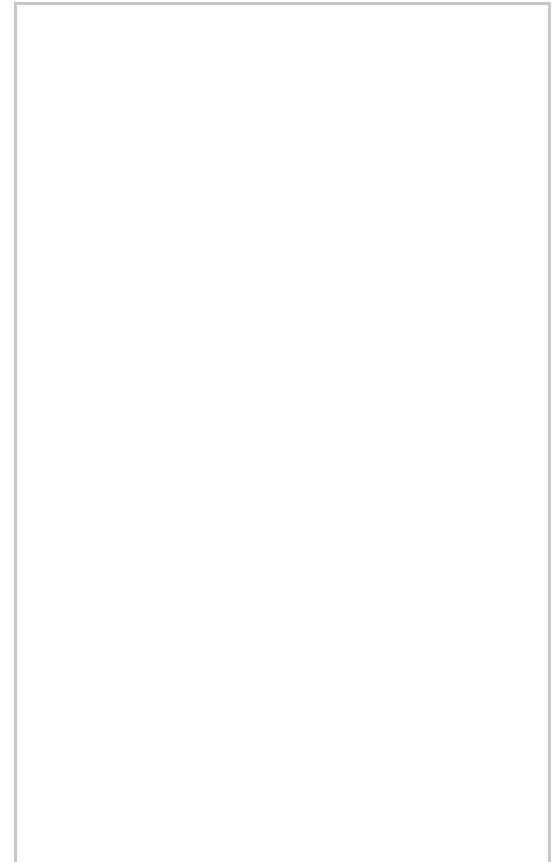
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Area Map



Floor Plans



Energy Efficiency Graph

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