



Inglebys

Estate Agents



3 Regency Buildings, Station Square

Saltburn by the Sea, TS12 1AG

£415 Per Calendar Month



Located in the heart of Saltburn's Town Square with heavy footfall, a small retail unit / office space available to rent immediately.



With close access to Saltburn's Train Station and bus links, and located in Saltburn's very busy Town Square, this retail unit is situated in a heavy footfall area with tourists and locals alike. Offered to rent at £1,660 per quarter (£415 per month), the unit comprises of 1x main shop / office area, with access to a shared rear yard.

Full FRI Lease Agreement with flexible terms.

Business Rates may be Payable.

Main Shop Area 17'0" x 8'5" (5.19m x 2.58m)

Laminate flooring. LED downlighting. Large window to the front aspect with LED display lighting. Hardwood glazed front door.

Rear Lobby 7'4" x 2'6" (2.25m x 0.78m)

Wooden door opening to the communal yard. Consumer unit.

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.

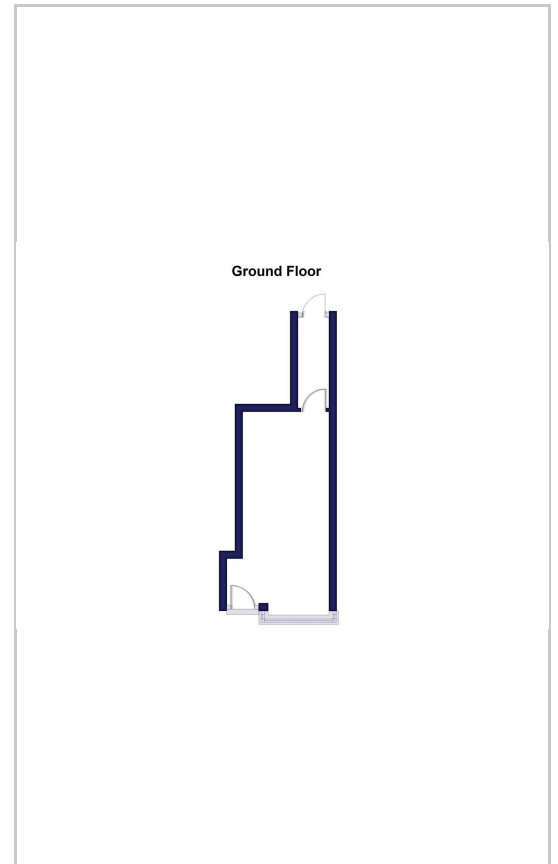
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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) 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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.