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Estate Agents



Commercial Ground Floor Premises With Residential

Saltburn-by-the-Sea, TS12 1AH

Offers Over **£350,000**



Located in the highly popular Town Centre of Saltburn by the Sea, a fabulous opportunity to acquire a ground-floor commercial premises with a stunning residential 2-bedroom maisonette above.



Welcome to Dundas Street, Saltburn-By-The-Sea! This property is a gem waiting to be discovered. Situated in a bustling town centre, this commercial unit offers endless opportunities.

Above the shop, you'll find a charming 2-bedroom maisonette boasting original Victorian features that will take your breath away. Imagine living in a space filled with character and history!

Spread over 3 floors, this residential accommodation provides ample space for comfortable living. Whether you're looking to run a successful shop below or create a beautiful home above, this property offers the best of both worlds.

Don't miss out on the chance to own a piece of history in this vibrant seaside town. Book a viewing today and let your imagination run wild with the possibilities this property holds!

Tenure: Freehold.

Council Tax Band: Band-A (For the Maisonette).

EPC Rating: Awaiting New Certificate.

Ground-Floor Commercial Unit

Shop Front 28'9" x 14'3" (max) (8.77m x 4.36m (max))

Currently split into two sections to provide a shop front & prep area. Large glazed window to the front aspect. Lighting. Commercial butchers' refrigerator. Access to the Kitchen & Store Room.

Kitchen 18'11" x 9'5" (max) (5.79m x 2.89m (max))

Stainless steel kitchen with range cooker & sink unit. Tiled floor. Access to the Store Room.

Store Room 8'0" x 6'0" (2.45m x 1.85m)

Access to the Yard.

Residential Maisonette

Access via a private hall next door to the commercial unit.

Entrance Vestibule 4'0" x 3'6" (1.23m x 1.09m)

Wooden door to the front elevation. Stained glass window & wooden door to the Entrance Hall.

Entrance Hall 20'10" x 6'9" (max) (6.36m x 2.06m (max))

Victorian corbel arches. Carpeted. Staircase leading to the first floor.

First Floor

First Floor Landing

Radiator. Carpeted. Staircase continues to the Second Floor.

Living Room 18'7" x 18'7" (5.67m x 5.67m)

Hardwood glazed sash bay window & 2x sash windows to the front aspect. Coving & ceiling cornice. Carpeted. Tiled fireplace with wooden fire surround. 2x Radiators.

Kitchen 13'2" x 11'0" (4.02m x 3.37m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated eye-level double electric oven. Gas hob. Extractor hood. Tiled splash-backs. Plumbing for washing machine. Space for fridge / freezer. Cast-iron fireplace. Storage cupboard. Radiator.

Second Floor

Split-Level Landing

Stairs to the bathroom, and staircase continues to the second floor.

Bathroom 14'6" x 9'6" (4.42m x 2.92m)

Panel bath. Storage cupboard housing 1-year old combi-boiler. Vanity unit with hand basin & low-level W/C. Tile effect vinyl flooring. Walk-in double shower cubicle. LED downlighting. Part-tiled walls. Window to the side aspect.

Raised Second Floor Landing

Carpeted. Storage cupboard.

Bedroom One 18'7" x 14'9" (5.68m x 4.51m)

3x hardwood glazed sash windows to the front aspect. Carpeted. Cast-iron fireplace with wooden fire surround. 2x radiators.

Bedroom Two 13'1" x 11'1" (4.00m x 3.38m)

Cast-iron fireplace with wooden fire surround. Carpeted. Radiator. Hardwood glazed sash window to the rear aspect.

Loft Access

Room to develop.

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.

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