



Inglebys

Estate Agents



Retail Unit 2 Retail Unit, 25 High Street

Loftus, TS13 4HA

£450 Per Calendar Month



Available to rent immediately, and with flexible lease options available, a spacious retail unit located in a prominent position in the centre of Loftus' bustling Market Place.



Situated in the centre of Town, this ground-floor retail unit is offered for rent immediately, and is suitable for a variety of uses / businesses. With flexible leasing terms available, enquire today to discuss further.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Communal Entrance

Providing access to shop located to the right & residential flats above.

Shop Floor Area 20'7" x 13'7" (6.28m x 4.15m)

Hardwood glazed large display window to the front aspect. Laminate flooring. Radiator.

Kitchen / Store Room 14'5" x 12'9" (4.41m x 3.90m)

Base units with integrated electric oven, ceramic hob & extractor hood. Laminate flooring. Wall-mounted combi-boiler. UPVC double glazed window to the rear aspect.

Storage Cupboard & W/C

Shelving. Sliding door opens to low-level W/C & hand basin. Laminate flooring.

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.

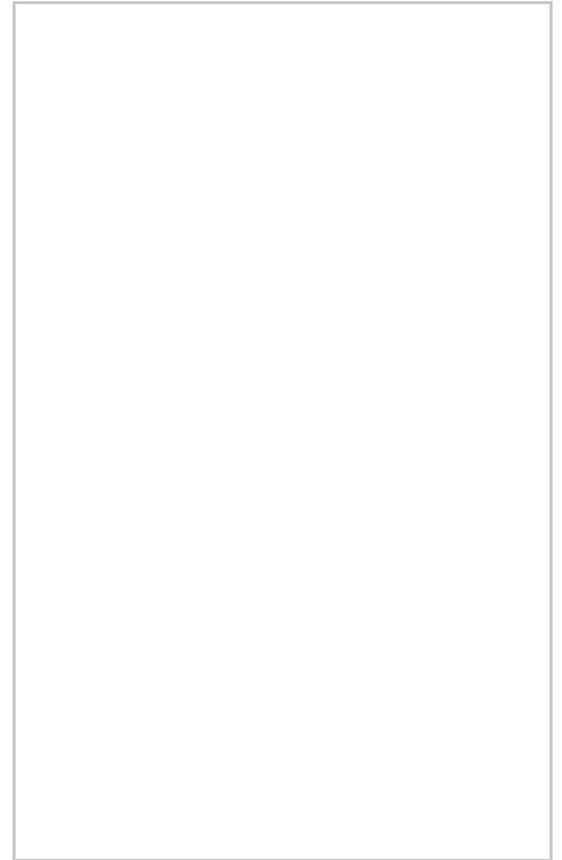
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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