



# Inglebys

Estate Agents



## 17A Milton Street

Saltburn-By-The-Sea, TS12 1DH

**£180,000**



A rare opportunity to acquire a substantial double-fronted freehold commercial premises in a prominent corner position at the junction of Milton Street and Pearl Street.



Occupying a prominent corner position at the junction of Milton Street and Pearl Street, this substantial ground-floor commercial premises represents a rare opportunity to acquire a sizeable (Approx. 242 square meters in total) freehold property in the heart of Saltburn-by-the-Sea.

Originally formed from two separate shop units which have since been combined, the property offers a particularly generous amount of ground-floor accommodation and is considerably larger than many of the commercial premises typically available within the town centre.

The interior is currently in need of refurbishment, giving a purchaser the opportunity to create a layout tailored entirely to their own requirements. The size and configuration provide plenty of flexibility for a range of commercial uses, subject to any necessary consents.

The premises have previously been used within the food and takeaway sector, which may be of particular interest to purchasers looking to establish a restaurant, café, takeaway or other food-based business in the town centre. Prospective purchasers should satisfy themselves as to the current lawful planning use and any permissions required for their intended operation.

In addition to the main commercial accommodation, the property also benefits from two separate cellar areas, providing useful additional storage and ancillary space, with additional office space / storage to the mezzanine accessed from the shop-floor.

One of the property's strongest features is its location. Milton Street is one of Saltburn's principal commercial streets and is home to an established mix of independent shops, cafés, restaurants, bars and local businesses. The property sits prominently on the corner with Pearl Street, giving it excellent visibility and the benefit of regular passing pedestrian and vehicular traffic.

Saltburn itself is one of the North East coast's most popular towns and attracts both local residents and visitors throughout the year. Its independent shops, hospitality businesses, Victorian architecture, beach and wider coastal setting all contribute to a lively town centre, with particularly strong levels of footfall during the busier spring and summer months.

Commercial properties offered for sale in central Saltburn are relatively uncommon, and premises of this size are particularly difficult to find. The combination of two former shop units, substantial ground-floor space, two cellars and a prominent corner position makes this an interesting proposition for both owner-occupiers and investors.

For a purchaser prepared to undertake the required refurbishment, the property offers considerable potential to create a substantial commercial premises in one of Saltburn's most established and well-frequented trading locations.

**Main Shop Floor 26'8" x 11'5" (max) (8.15m x 3.48m (max))**  
Double doors open from the street. Windows to the side aspect. Stairs down to Cellar 1. Access to the Prep Area.

**Prep Area 14'7" x 10'0" (4.46m x 3.06m)**  
Stainless steel double sink unit.

**Shop Floor 21'9" x 14'6" (6.65m x 4.43m)**  
Hardwood floor. Wooden glazed door opening to the street. Large windows to the front aspect. Stairs leading to office space / storage rooms. Access to Prep Room & Cellar 2.

**Prep Room 17'5" x 9'11" (5.32m x 3.04m)**  
Wooden door opening to the street.

**Cellars**  
Large underground spaces with storage, tiled floors & lighting.

**Anti-Money Laundering (AML) & Funding Disclaimer**  
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

**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.

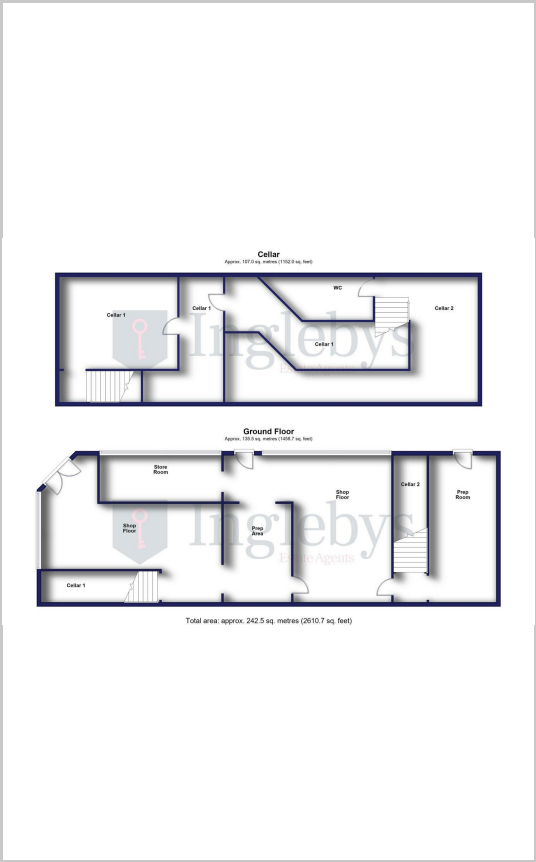
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

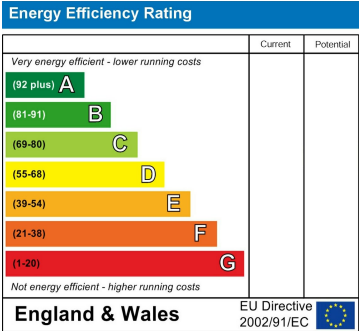
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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