

125 & 125a HIGH STREET, SKELTON, SALT BURN BY THE SEA, TS12 2DY

For Sale / To Let – Mixed Use High Street Property



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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LOCATION

The property is located within Skelton, a popular village located 2 miles east of Guisborough and 2 miles south of Saltburn, positioned between the North East Coast and the picturesque North York Moors National Park.

Situated within Skelton Conservation area, the property holds a prominent position on the northern side of the High Street adjacent to Kingston Healthcare Post Office, opposite Styled Interior Design and close to The Wharton Arms Hotel.

The High Street accommodates a variety of local and national retailers including Co-Operative Supermarket, Meadowvale Funeral Services and Leapfrog Lettings.

Free unallocated car parking is available to the front of the property and across the High Street.

DESCRIPTION

The property, which is not listed, comprises a mid terraced two storey building arranged to provide a ground floor retail unit and first floor two bedroom flat. Both units are self-contained with the first floor flat accessed by an alleyway and door to the rear of the building.

125 High Street, previously occupied by Henderson Flooring, is arranged to provide a ground floor sales area benefitting from accessible WC facilities, kitchen and storage.

125a High Street is arranged to provide a first floor residential flat configured as two bedrooms, bathroom with WC, living room, kitchen and roof terrace.

The residential accommodation holds potential for occupancy on either an Assured Periodic Tenancy or furnished holiday let basis.

SERVICES

125 High Street is connected to water and electricity. Heating is provided by wall mounted electric radiators. It is possible to reconnect gas to the ground floor if required.

125a High Street is connected to water, electricity and gas. Heating is provided by gas fired central heating.

ACCOMMODATION

The building has the following approximate areas:

125 High Street (NIA)

Sales Area	64.83 sq m	(698 sq ft)
Accessible WC		

125a High Street (GIA)

Residential Flat	56.48 sq m	(608 sq ft)
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RATEABLE VALUE

125 High Street has a rateable value of £5,400 and therefore qualifies for small business rates relief. Interested parties should contact Redcar and Cleveland Council to determine the exact rates payable.

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COUNCIL TAX BAND

125a High Street falls within Council Tax Band A.

TENURE

The premises are to be sold with vacant possession.

PROPOSED TERMS

The property, which is held freehold, is available to purchase with offers in the region of £145,000 invited.

The ground floor retail unit is available to let at an asking rent of £8,500 per annum for a term of years to be agreed on an effectively full repairing and insuring lease. The successful applicant will be required to pay a security deposit equivalent to three months rent.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All rent / prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office.

Contact - Jack Robinson
Email: jack@thomas-stevenson.co.uk
Tel: 01642 713303

Subject to Contract

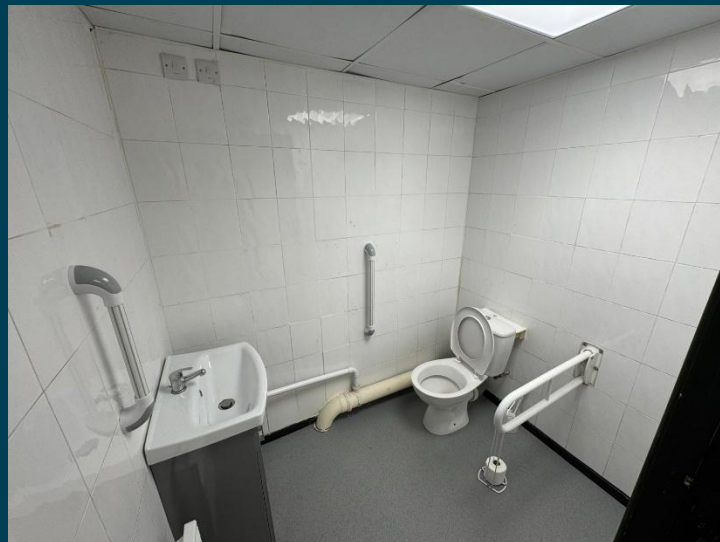
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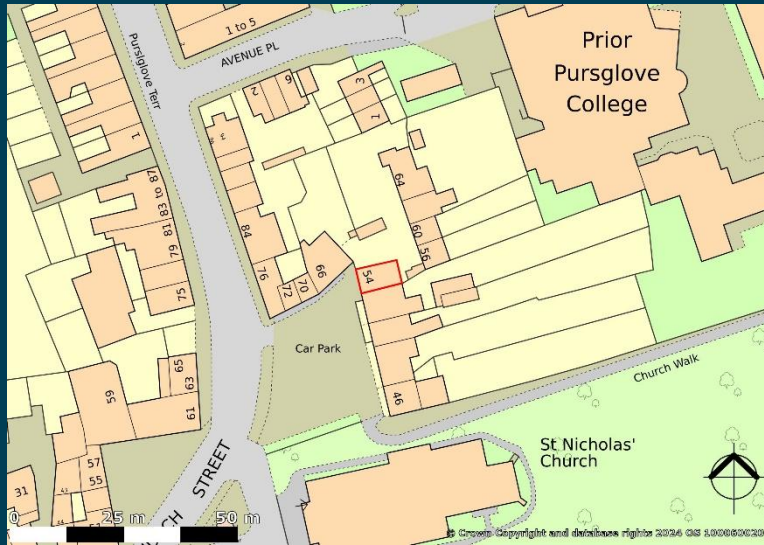
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Energy performance certificate (EPC)			
125 HIGH STREET SKELTON-IN-CLEVELAND TS12 2DY	Energy rating C	Valid until:	9 March 2031
		Certificate number:	5875-3832-7198-2169-9486
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		68 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built		28 B	
If typical of the existing stock		81 D	

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
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Thomas : Stevenson can advise you in respect of:

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125a High Street SKELTON-IN-CLEVELAND TS12 2DY	Energy rating C	Valid until:	12 May 2036																																
		Certificate number:	6436-2725-9300-0839-1292																																
Property type		Top-floor flat																																	
Total floor area		56 square metres																																	
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .																																			
Energy rating and score This property's energy rating is C. It has the potential to be C. See how to improve this property's energy efficiency.		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
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