

16 FOUNTAIN STREET, GUISBOROUGH, TS14 6PP

FOR SALE: VACANT COMMERCIAL PREMISES WITH RESIDENTIAL DEVELOPMENT POTENTIAL



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the popular market town of Guisborough, 22 miles north-west of Whitby and 10.5 miles south-east of Middlesbrough, on the edge of the North Yorkshire Moors.

Situated on the north side of Fountain Street, a popular commercial location, connecting Bow Street and Chaloner Street, the property is positioned directly opposite Fountain Street Car Park and close to St Nicholas Church Hall.

Fountain Street is a popular commercial street in Guisborough with historically low vacancy rates and a variety of commercial occupiers. The property benefits from unallocated permit parking to the front.

Occupiers in the immediate vicinity include Gallaghers Hairdressers, Guisborough Tattoo Emporium, Labour Party, Enrico's Hair Design and Gresham & Gale Accountants.

Redcar and Cleveland Borough Council are currently undertaking significant works throughout Guisborough town centre including improvements to street furniture, landscaping and walkways.

DESCRIPTION

Occupying part of a three storey mid terrace building, this property provides office space and associated facilities across three well appointed floors.

Accessed directly from Fountain Street, the ground floor opens into an entrance hall leading to a kitchen, male & female toilets together with external courtyard to the rear.

The first and second floors comprise four and five varied size offices respectively, enjoying southerly views over the North Yorkshire Moors.

ACCOMMODATION

The property provides the following approximate accommodation:

Ground Floor

Entrance Hall & Kitchen:	31.76 sq m	342 sq ft
Male & Female Toilets:	9.21 sq m	99 sq ft

First Floor

Offices:	85.66 sq m	922 sq ft
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Second Floor

Offices:	81.23 sq m	874 sq ft
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Total (GIA):	207.86 sq m	2,237 sq ft
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PLANNING & DEVELOPMENT

While suitable for a variety of uses, the property particularly lends itself to residential conversion subject to obtaining the necessary planning consents.

Interested parties should direct all planning enquiries to Redcar & Cleveland Borough Council.

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PROPOSED TERMS

The freehold interest is available to purchase with offers in the region of £180,000 invited.

RATING ASSESSMENT

The premises has a Rateable Value of £9,100 and therefore qualifies for small business rates relief.

Interested parties should contact Redcar and Cleveland Borough Council to clarify the exact business rates payable.

VAT

The property is not elected for VAT.

VIEWING

Strictly by appointment through this office.

Contact Jack Robinson on:
01642 713303 / jack@thomas-stevenson.co.uk

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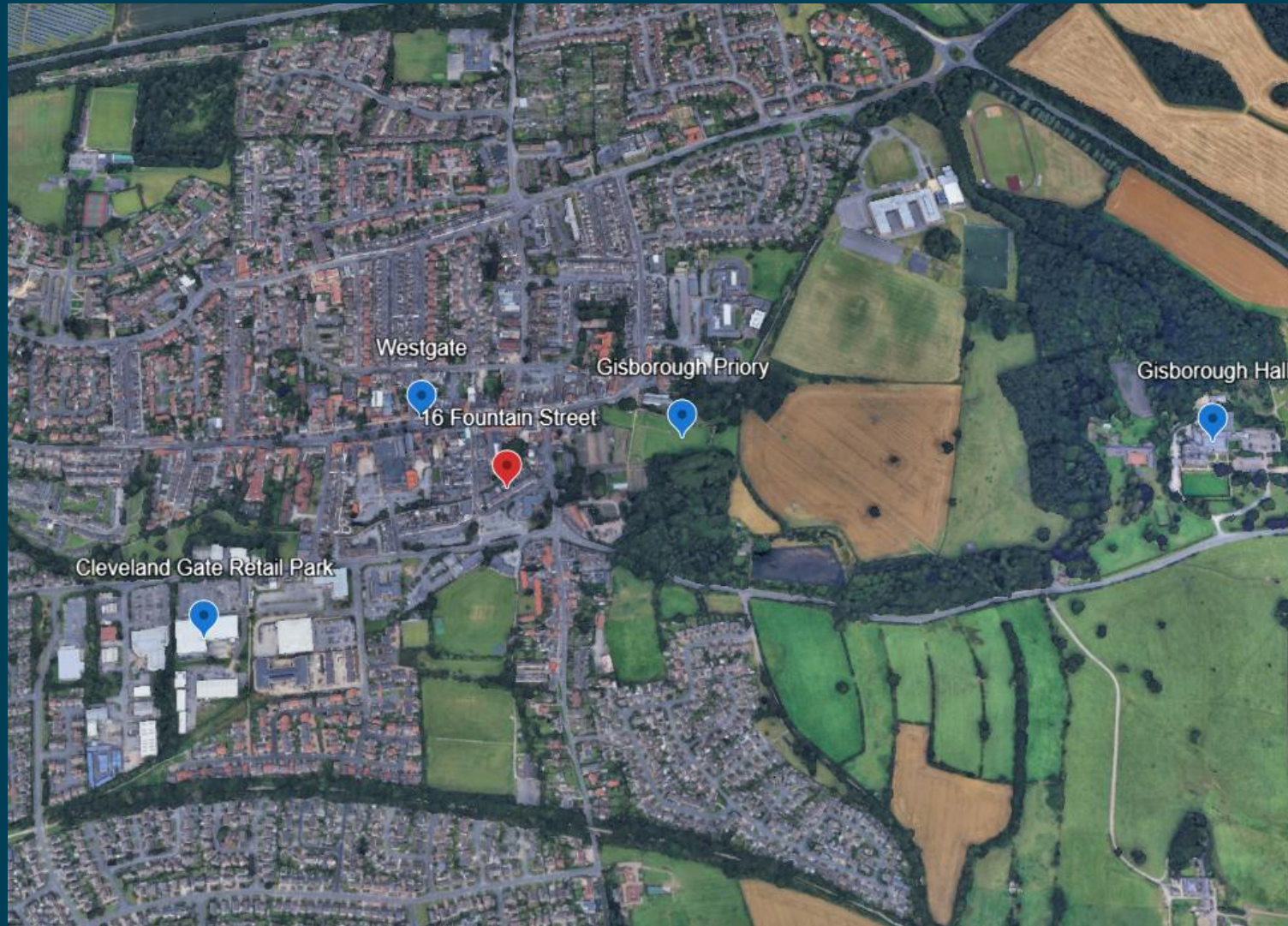
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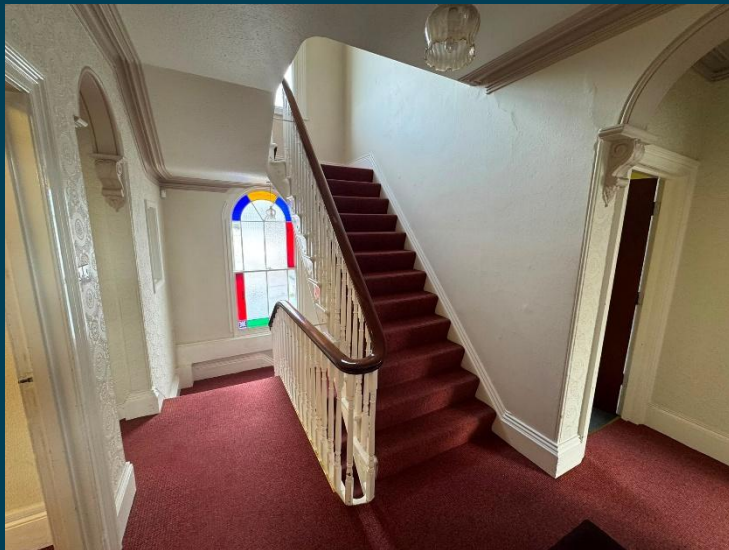
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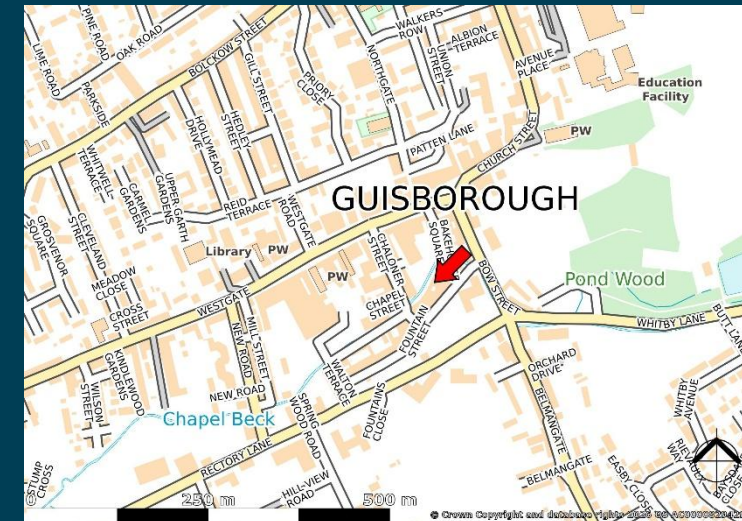


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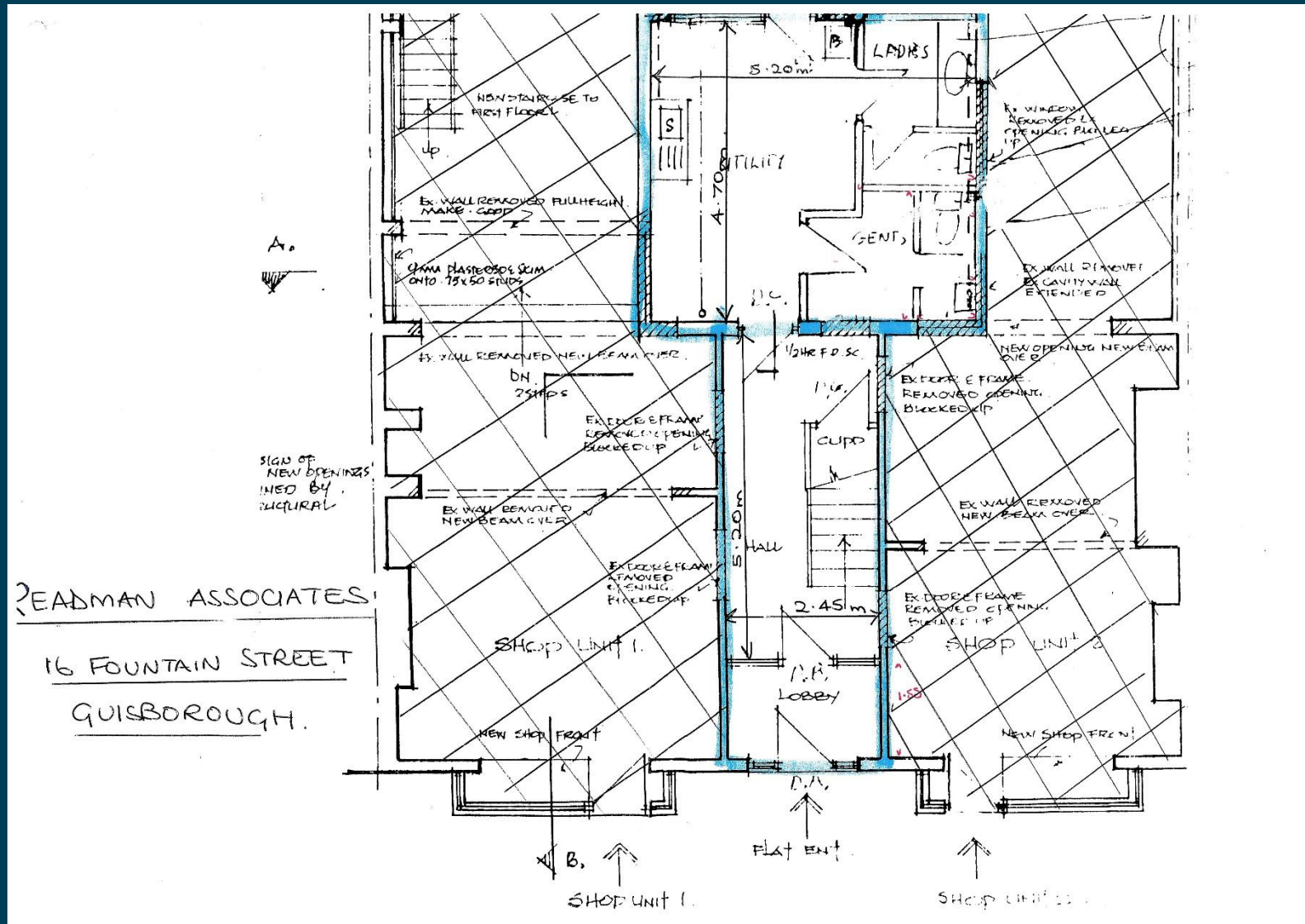


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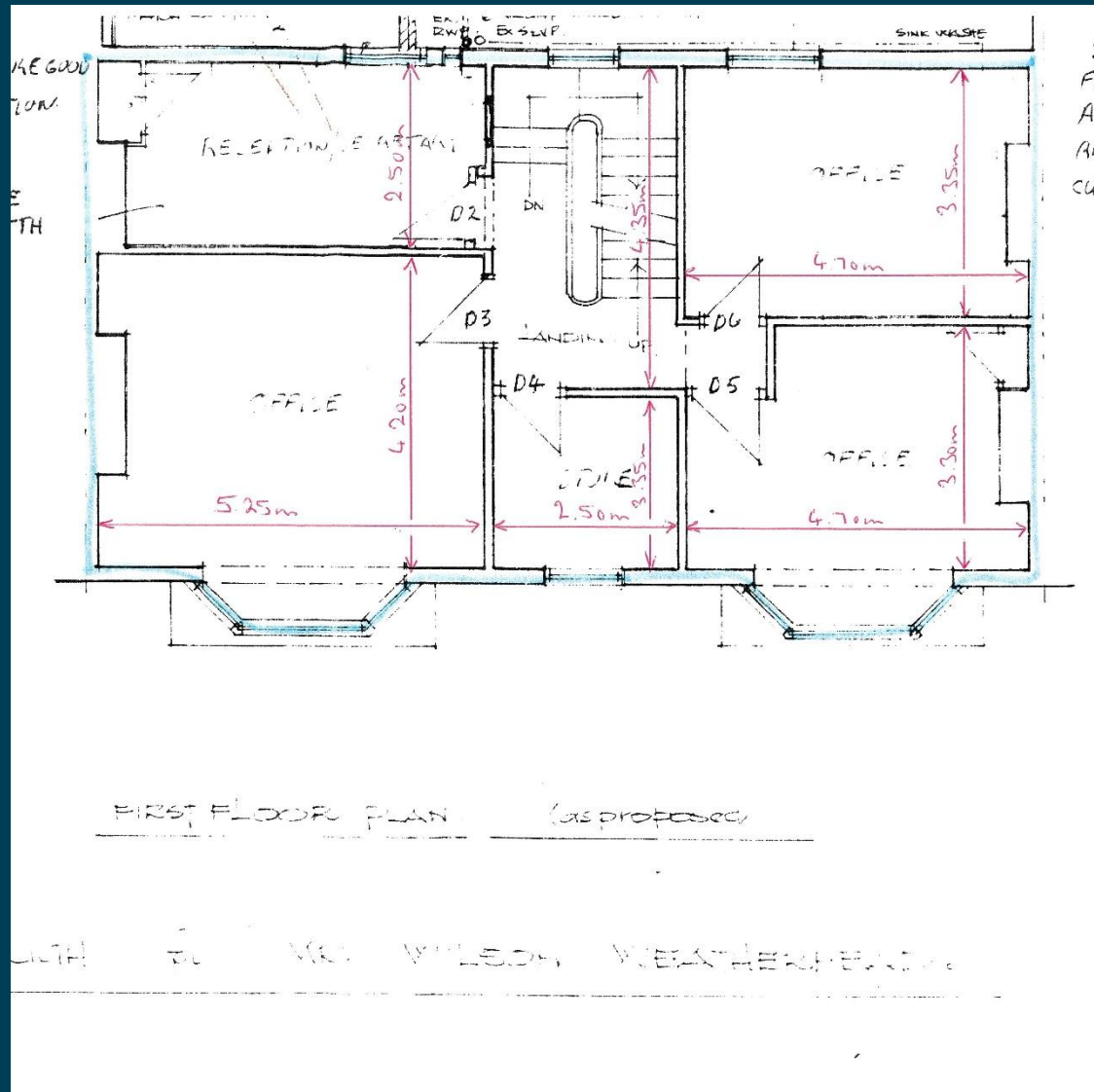
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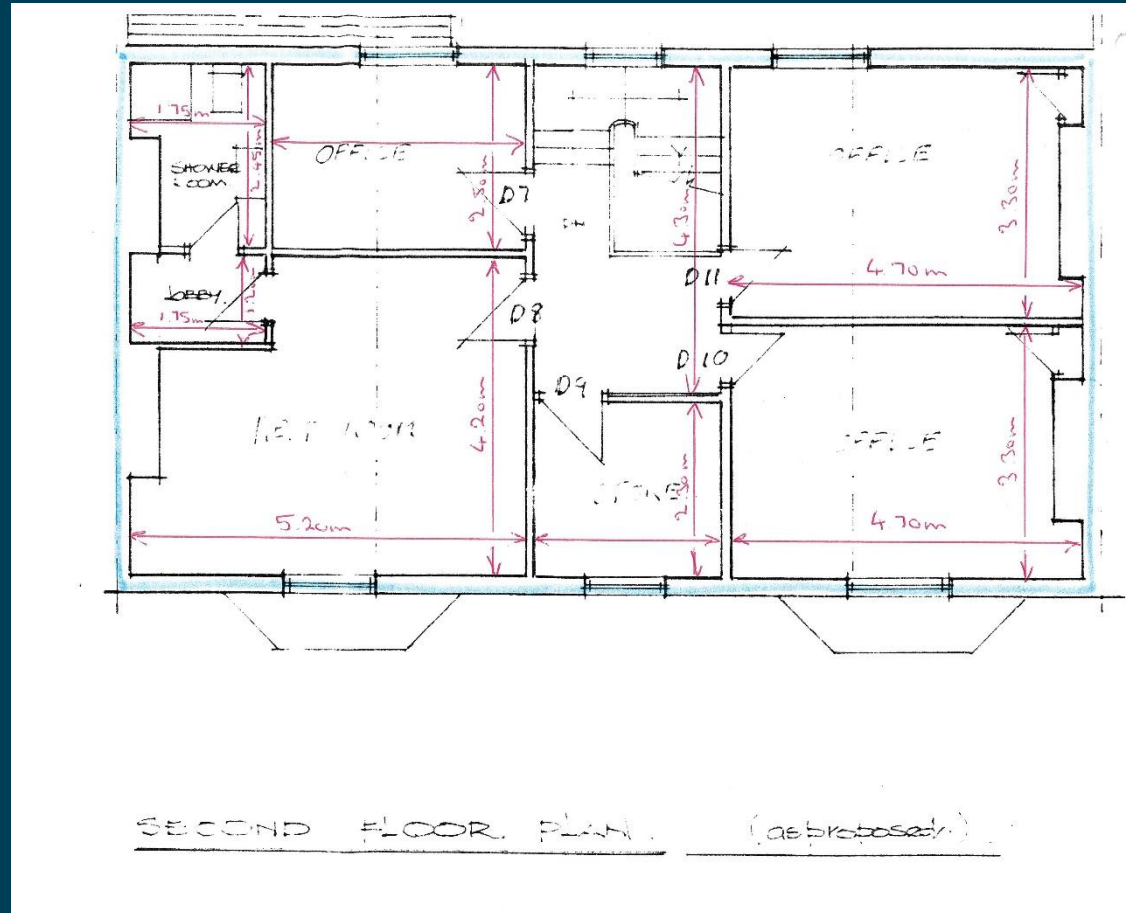
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