

12 STATION STREET, SALTBURN BY THE SEA. TS12 1AB

TO LET – FULLY SERVICED OFFICE SUITES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located in the attractive North Sea coastal town of Saltburn-by-the-Sea—a well-established tourist destination known for its vibrant atmosphere and strong mix of independent shops, boutiques, restaurants, and bars.

Positioned in the heart of the town centre's prime retail area, the premises benefit from high footfall and close proximity to national and local occupiers, including Ladbroke's, Cooplands Bakers, Boots Pharmacy, and Sainsbury's supermarket.

The property also enjoys excellent connectivity, situated near Saltburn's railway station and Windsor Road—the main approach into the town from the A174 Parkway—providing easy access to the popular seafront and historic pier.

DESCRIPTION

The premises comprise a variety of first and second floor office suites, reception and shared staff amenities within a high street building occupied for several years by Barclays Bank.

12 Station Street offers flexible workspace designed around your needs. The accommodation provides the following specification:

- Fully carpeted office suites
- High quality finishes throughout
- Professional reception service
- Shared kitchen facilities & toilets amenities

These versatile spaces are suitable for a variety of uses, including professional services, beauticians, or hairdressing. Designed with flexibility in mind, 12 Station Street provides workspace tailored around your business needs.

ACCOMMODATION

12 Station Street offers a variety of accommodation from smaller individual offices (90 sq ft) to larger office suites (318 sq ft).

REMAINING UNIT

There is one remaining office suite at 12 Station Street. The second floor rear office suite is available for £495 per calendar month (£5,940 per annum) and extends to 237 sq ft. The suite is available on all inclusive terms as per the 'Proposed Terms'.

RATING ASSESSMENT

Rents at 12 Station Street are inclusive of Business Rates.

LEGAL FEES

Each party will be responsible for their own legal costs in respect of this transaction.

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PROPOSED TERMS

Office accommodation is available on an all-inclusive basis at an asking rent of £25.00 per square foot. The rent is inclusive of:

Utilities:

Gas, Electric, Water, Broadband

Cleaning:

Cleaning – General, Hygiene Supplies, Refuse Disposal

Repairs & Maintenance:

Internal & External, Drainage & Plumbing, Pest Control

Security:

Serviced Reception Desk

Other:

Building Insurance and Business Rates

VAT

The premises are not elected for VAT.

VIEWING

Strictly by appointment through this office only

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

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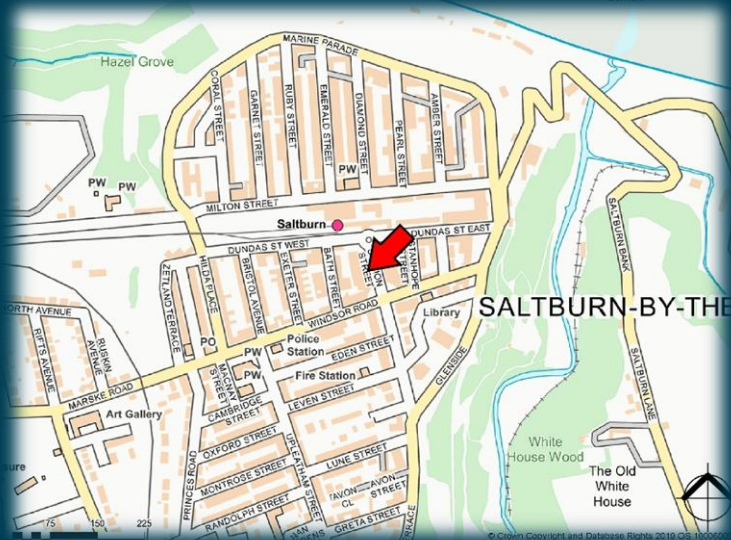
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Energy performance certificate (EPC)							
Barclays Bank Plc 12 Station Street SALTBURN-BY-THE-SEA TS12 1AB	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until:</td> <td>18 March 2028</td> </tr> <tr> <td>D</td> <td>Certificate number:</td> <td>0170-0838-3779-3407-9006</td> </tr> </table>	Energy rating	Valid until:	18 March 2028	D	Certificate number:	0170-0838-3779-3407-9006
Energy rating	Valid until:	18 March 2028					
D	Certificate number:	0170-0838-3779-3407-9006					
Property type	A1/A2 Retail and Financial/Professional services						
Total floor area	328 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 This property's energy rating is D.							
Properties get a rating from A+ (best) to G (worst) and a score. 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	27 B						
If typical of the existing stock	79 D						

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

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