

Inglebys

Estate Agents



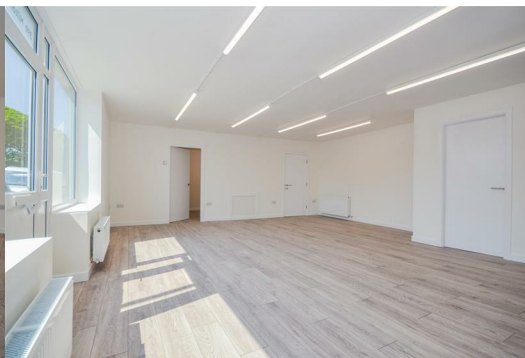
39B Milton Street

Saltburn-By-The-Sea, TS12 1DH

£189,000



Situated directly in the heart of Saltburn's thriving Town Centre, a recently fully-refurbished, beautifully presented commercial property suitable for a variety of businesses.



Tenure Details: Share of the Freehold.

Council Tax Band: Business Rates.

EPC Rating: B-Rating.

Shop Floor 23'7" x 19'11" (7.21m x 6.09m)

7x LED strip lights. New laminate flooring & new neutral decor. UPVC double glazed door & windows to the front elevation. 3x radiators.

Kitchenette 10'10" x 8'7" (3.32m x 2.62m)

New fitted kitchenette, stainless steel sink with single drainer & mixer tap. Space for under-counter fridge. Radiator. New laminate flooring continues from the shop floor.

W/C 8'1" x 4'10" (2.48m x 1.48m)

Low-level W/C. Hand basin. Vinyl flooring. LED light & extractor fan. Radiator.

Rear Store / Boiler Room 10'9" x 10'9" (3.28m x 3.28m)

UPVC double glazed door to the side aspect. Electric meter. Wall-mounted Baxi boiler & floor-mounted hot water cylinder.

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.

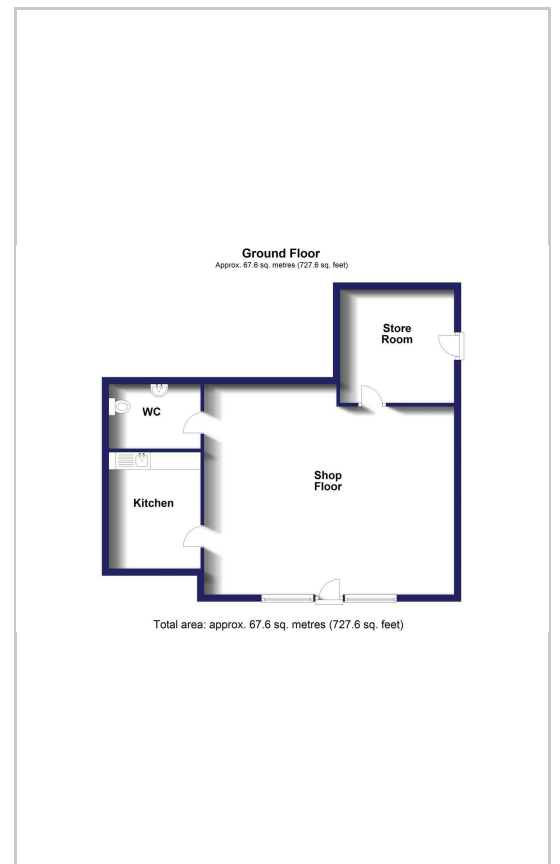
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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