

For Sale
Ground Floor Shop
19 Station Street, Saltburn-by-the-Sea
TS12 1AE



- Saltburn is a popular seaside town on the edge of the North York Moors National Park.
- The premises are prominently situated close to the Station and several national and regional retail and leisure operators.
- The premises provide ground floor space that may be suitable for a variety of uses.

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www.jackson-partners.co.uk

Situation and Description

Saltburn-by-the-Sea is a busy market town and popular tourist destination on the Northeast Coast and the edge of the North York Moors, being approximately 12 miles east of Middlesbrough and 19 miles west of Whitby.

The premises are prominently located on Station Street, close to Saltburn Station. The main retail area accommodates national and regional retailers such as Boots the Chemist, Sainsburys Supermarket, and Cooplands Bakers.

This area is also popular with various service sector users including Estate Agents, Solicitors and financial advisors.

Accommodation

We calculate that the premises provide the following approximate net internal areas and dimensions.

Ground floor	
Retail	32.2m ² (465sqft)
Office	7.0m ² (75sqft)
Kitchen& store	4.5m ² (48sqft)
Total	43.7m² (588sqft)

Tenure

The premises are available for sale and offers in the region of £140,000 plus VAT are invited. .

NB The premises are to be sold subject to a 999-year lease from 30th September 1985

Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.



Rating Assessment

From our enquiries with the valuation office agency website, we understand that from April 2026 the RV is £8,200.

We recommend that interested parties contact the business rates department to establish the precise rates payable as some occupiers may be eligible for Small Business Rates relief.

Energy Performance Certificate

A copy of the certificate is available upon request.

VAT

VAT will be payable unless expressly stated otherwise.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

Viewing & further information

Strictly via sole agents Jackson & Partners.

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