



SHOP TO LET

111 High Street, Skelton-in-Cleveland, Saltburn-by-the-Sea TS12 2DY

LOCATION

The property is located the centre of Skelton near Marske by the Sea. Local shops nearby offer excellent amenity for residents.

DESCRIPTION

The property comprises a ground floor shop with rear stores and office and forms part of a mid-terraced, brick-built property with dual pitched slate roof. The unit has a 3-phase power supply.

ACCOMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Ground Floor Sales 45.4 m² (489 sq ft)

Rear Staff / office 12.5 m² (135 sq ft)

WC

GF Total 57.9 m² (624 sq ft)

The First Floor two-bedroom flat has a separate entrance and is separately metered.

LEASE DETAIL

The shop is available by way of an assignment of the lease ending 30 September 2026. The passing rent is £12,000 pax but the tenant will benefit from receiving approximately £400 pcm from the first floor tenant while the flat is occupied. The lease is a tenants Full Repairing and Insuring lease without a schedule of condition.

PLANNING

The property has a permitted E Class use.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT. **VAT is not charged on the rent.**

RATES

Shop Rateable Value (2023) - £4,600

UBR 2023/2024 – 49.9p in the £

Under current government legislation Small Business Rates Relief could result in no rates being payable on the unit subject to individual circumstances. <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as C (57). A copy will be available on request.

VIEWING

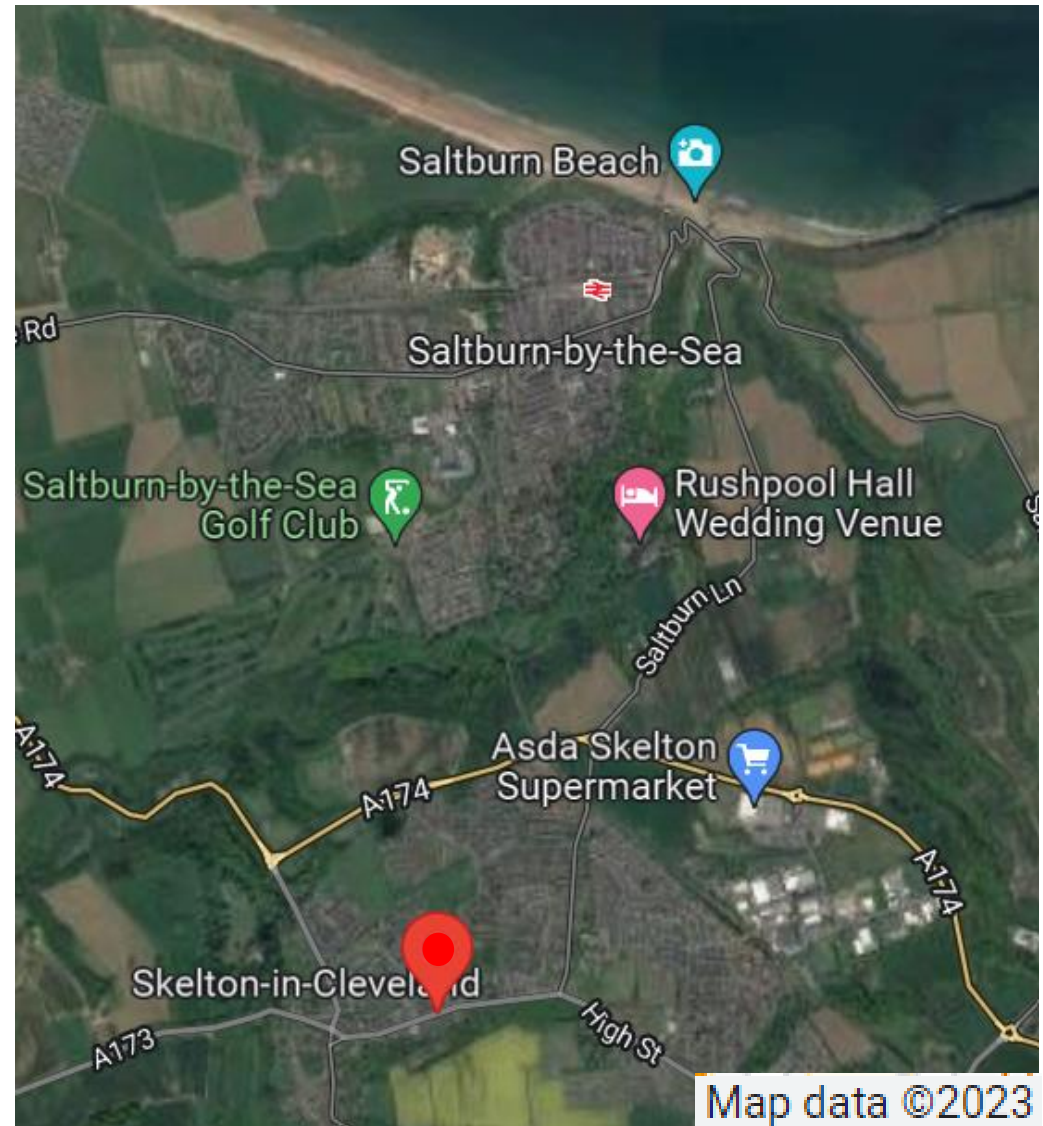
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