



Inglebys

Estate Agents



21 Zetland Road

Loftus, TS13 4PW

£550 Per Calendar Month



A fantastic opportunity to rent this ground floor retail unit with large display windows on the main High Street in Loftus, Take advantage of the increased popularity that Loftus is currently benefiting from with a High Street presence.



On the main coastal route of the A174 this retail unit offers a large shop front with electric roller shutter to the window and doors, benefiting from kitchenette and toilet to the rear, with the rear flat roof recently (3 years ago) fibre glassed. The maisonette is accessed from the rear by either steps or the rear yard, the maisonette is surprisingly spacious and benefits from a recently fitted uPVC double glazed door. Parking for up to two cars is immediately outside the rear of the property. It is worth bearing in mind that the bedrooms are in roof eaves, so headroom may be restrictive in a couple of the rooms!

Tenure Details: Freehold.

Council Tax Band: Maisonette Band A. Retail unit may benefit from Zero Business Rates dependant on Turnover, contact RCBC for more details.

EPC Rating: To follow.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Retail Area 26'5" x 17'10" (8.06m x 5.46m)

Single glazed door and window with electric roller shutter which covers the front door and windows, Storage cupboard immediately inside the front door houses consumer unit and light switches, wood effect laminated flooring with either strip lights providing ample lighting. Door to the rear provides access to the kitchenette and toilet.

Kitchenette 9'8" x 7'3" (2.95m x 2.23m)

Tiles to the floor with some base and wall units, stainless steel sink/drainer and taps, door to the toilet with white WC and basin, wall mounted electric water heater.

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.

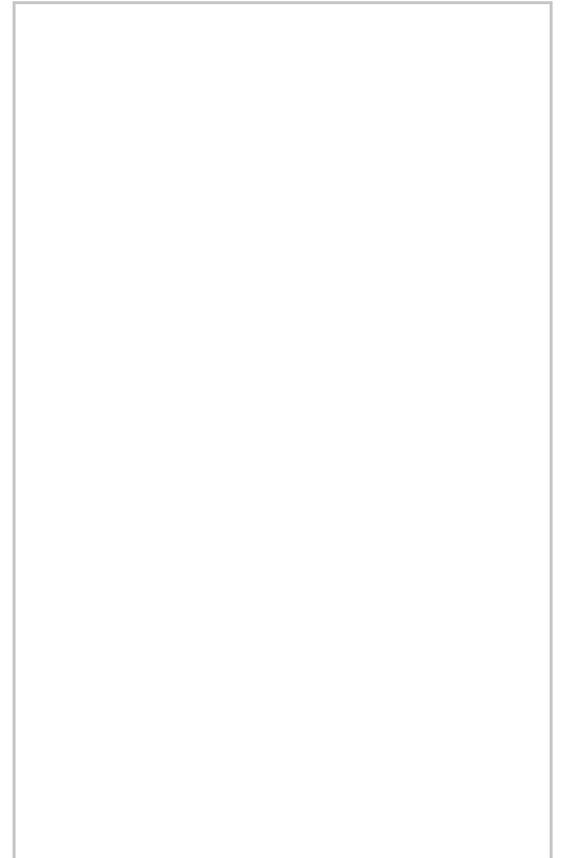
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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