

**Commercial**

Industrial in TS13

Lantsbery Drive, Liverton,
Saltburn-by-the-Sea, North Yorkshire,
TS13 4QZ

£525,000

Tenure

Freehold

Allocated parking

Property features

- ✓ Detached industrial unit
- ✓ Site area 1.42 acres
- ✓ Freehold and business for sale
- ✓ Fixtures and fittings included
- ✓ Established industrial area

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Freehold Business For Sale £525,000

Detached industrial unit providing approximately 930 sq metres/ 10,010 sq feet on a site of approximately 1.42 acres. The premises briefly comprise of a workshop with mezzanine, office W.C. and canteen. The gated site also provides car parking and scope for further development subject to planning permission.

Located on the corner of Lantsbery Avenue, School Lane and Lingdale Industrial Estate, providing 3 frontages. It should also be noted that the boundary on each frontage extends beyond the green fences erected by English Estates, it reaches beyond the council pavements & the farmers old fence on School Lane .

Liverton Mines Industrial Estate is on the outskirts of Loftus, Saltburn. Providing easy access to both coast and moors roads. The frontage on B1366, when cleared of bushes & trees will be a fantastic advertising location as the traffic has to slow down at this point .

Business Information

Currently trading as Perfect Pillow and to include all the fixtures fittings and raw materials at cost. Further details relating to the business profit and loss accounts and inventory of machinery are available on request. Domain names could be available as part of negotiations. There are 414 products on eBay under another trading name Aroma Relief. 11 domains include razzmatazz.co.uk, savvylifestyle.com, akuzinc.co.uk. Akuzinc refers to a zinc bracelet that sells well in USA .

Price: £525,000

Property Type: Industrial

Business Type: Garage

Internal Size: 10100 Square Feet

External Size: 10100 Square Feet

Parking: Allocated

Location

The subject property is located along Lantsbery Drive, an industrial area in Saltburn-by-the-Sea. Saltburn-by-the-Sea, commonly referred to as Saltburn, is a seaside town in the Redcar and Cleveland district, in North Yorkshire, England, 12 miles south-east of Hartlepool and 5 miles south-east of Redcar.

Tenure

Freehold. Title number CE42985.

Rateable Value

The current rateable value is £3,300 (1 April 2023 to present).

Sourced from VOA.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Lantsbery Drive, Liverton, Saltburn-by-the-Sea, North Yorkshire, TS13 4QZ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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