



3 Low Cleveland Street, Liverton, Saltburn-by-the- Sea, TS13 4QY

Fish and Chip Shop & Residential Property For Sale By Auction.
Starting Bids £130,000

- For Sale By Auction Starting Bids £130,000
- Fully Fitted Kitchen & Facilities
- Rear Garden and Garage
- Fully Equipped Fish and Chip Shop
- Terraced Three-bedroom House

Summary

Available Size	33 to 175 sq m
Price	£125,000 Starting Bids
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

An opportunity has arisen to purchase a Fish and Chip Takeaway with a well presented three bedroom property attached in the picturesque place of Liverton Mines. The fish shop has recently closed however was running as a successful business for many many years with an exceptionally high reputation for quality and cleanliness.

The fish shop opens from the front consisting of a frying area, preparation room, and two storage rooms. Access to the residential premises from the waiting area leads directly into the hallway of the property itself. The residential property benefits from one large double bedroom with fitted furniture, a spacious kitchen featuring an island, a large family bathroom, spacious lounge extension with a log burning stove and French doors opening out into the rear garden is across the ground floor. The upper floor consists of two small bedrooms with storage cupboards and a w/c.

The property features a rear garden with a detached garage overlooking the woodland.

The property is within the Council Tax Band: B and the property does not qualify for Business Rates.

Location

Liverton Mines is a village located in Redcar and Cleveland, near Loftus, in North Yorkshire, England. It's situated in the northeast of the county, about 25 miles east of Middlesbrough.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,528.48	142	Available
1st	355.21	33	Available
Total	1,883.69	175	

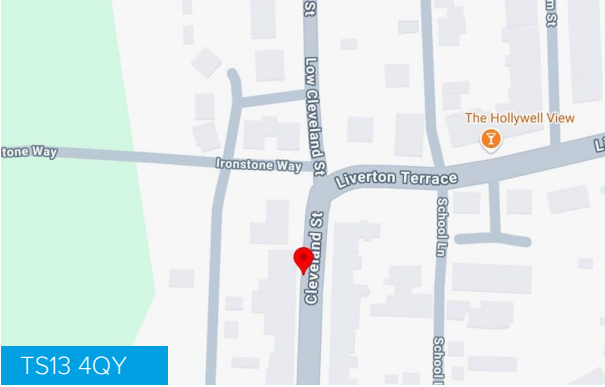
Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.



Viewing & Further Information



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The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

