

## Hot Food Takeaway in TS13

Cleveland Street, Liverton,  
North Yorkshire, TS13 4QU

**£145,000** Starting Bid

- ✓ A well presented three bedroom property
- ✓ Close to local amenities
- ✓ Great location
- ✓ A rear garden

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AUCTION



## Summary

- Property Type: Hot Food Takeaway - Parking: Allocated
- Price: Starting Bid £145,000

## 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	

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## Tenure

Freehold. Title number CE123523

## Rateable value

The adopted rateable value is £1,300 from 1 April 2023. Sourced from VOA

## Council tax

A

## EPC

We currently await a copy of the EPC

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## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



## Cleveland Street, Liverton, Saltburn-by-the-Sea, North Yorkshire, TS13 4QU

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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