

28A CHALONER STREET, GUISBOROUGH, TS14 6QD

TO LET: GROUND FLOOR RETAIL UNIT IN A POPULAR LOCATION



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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LOCATION

The property is located within the popular market town of Guisborough, 22 miles north-west of Whitby and 10.5 miles south-east of Middlesbrough. The town sits on the edge of the North Yorkshire Moors.

The property is situated on the west side of Chaloner Street, a popular commercial location, perpendicular to Westgate. The property holds close proximity to Fountain Street Car Park and renovated Town Hall. Chaloner Street is one of the most popular streets in Guisborough with very low vacancy rates and a variety of commercial occupiers.

Occupiers in the immediate vicinity include Brass Monkey, Flower Box, J's Gents Hairdressing, Guisborough Book Shop, Sergio's Italian, The Priory Bistro and Line Two.

DESCRIPTION

The property comprises a ground floor retail unit within a mixed use two storey building arranged as a sales floor and staff amenities.

Previously occupied as a retail unit by 'All About The Fit' for a number of years, the property is suitable for a variety of uses and is available immediately. #

The landlord would consider combining the unit with the adjacent unit. Please enquire for further details.

ACCOMMODATION

The property provides the following approximate areas (NIA):

Gross Frontage:	5.15 m	(16 feet 1 inches)
Net Int Width:	4.45 m	(14 feet 7 inches)
Shop Depth:	8.93 m	(29 feet 3 inches)
Sales Area:	34.72 sq m	(374 sq ft)
WC		

PROPOSED TERMS

The unit is available to let at an asking rent of £10,200 per annum for a term of years to be agreed on an effectively full repairing and insuring lease.

RATING ASSESSMENT

The premises has a Rateable Value of £6,300. The property is subject to small business rate relief and therefore there are no rates payable.

LEGAL FEES

Each party is responsible for their own legal fees in respect of this transaction.

VAT

The premises are not elected for VAT.

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ENQUIRIES

Contact Jack Robinson to discuss your interest.
Tel: 01642 713 303.

Email: jack@thomas-stevenson.co.uk

VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract.

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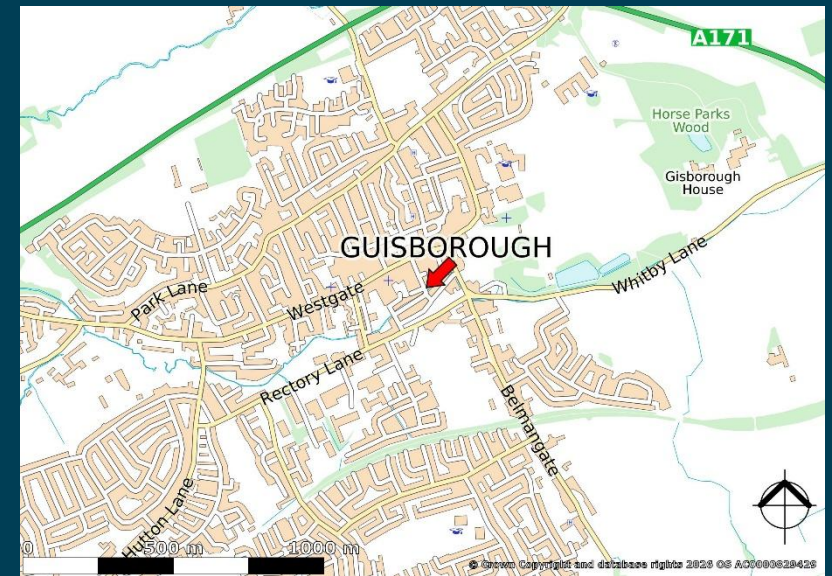
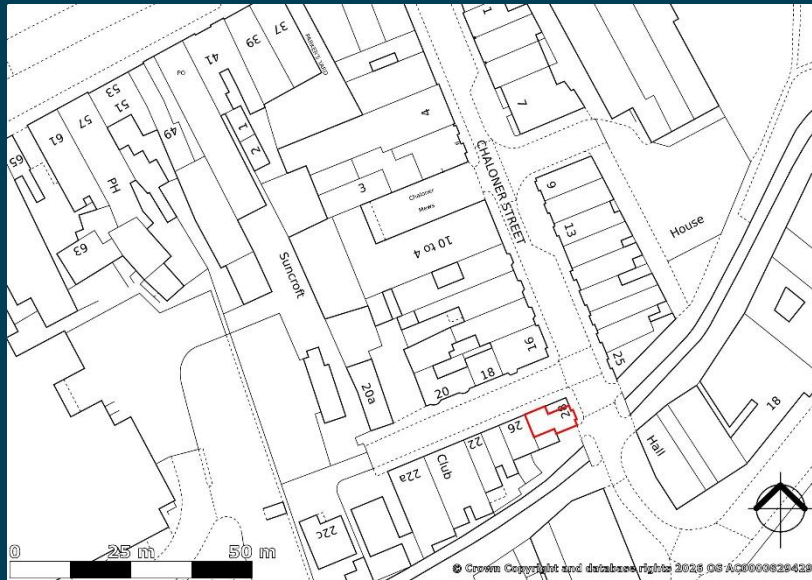
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