



TO LET - PRIME RETAIL UNIT

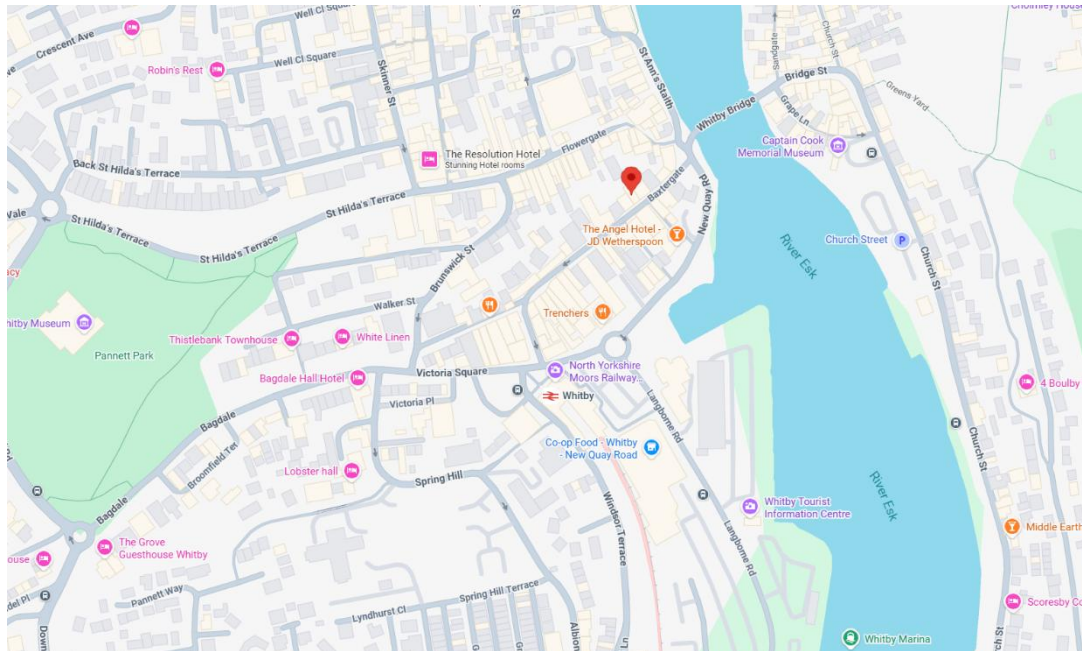
70 BAXTERGATE
WHITBY
NORTH YORKSHIRE
YO21 1BL

- Popular Market Town Location
- Approx Size: 2,311 SQ.FT
- Good Upper Floor Storage / Ancillary
- Guide Rental: £25,000 per annum



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Description	SQM	SQ.FT
Ground Floor	57.81	622
First Floor	94.31	1,015
Second Floor	62.63	674
Total	214.75	2,311



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0300 131 2131.

BUSINESS RATES - 2023 LIST

Shop & Premises £18,500

The current UBR is 0.499 giving rates payable of approximately £9,231.50 before any retail, hospitality and leisure discounts have been applied.

EPC

The property has a current EPC rating of E120

TERMS

The unit is available on a new FRI lease for a number of years to be negotiated at a guide rental of £25,000 per annum.

VIEWING

Sole letting agents (appointment only)

Malcolm Stuart Property Consultants

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared November 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.