



QUALITY TRUST VALUE

The Coppice, 5A Whitbygate,
Thornton-le-Dale, Pickering, YO18 7RY



**GROUND FLOOR ACCOMMODATION
SUITABLE FOR COMMERCIAL,
BUSINESS & SERVICE USES**

£7,500 pa

Description

5a Whitbygate is perfectly positioned in this popular tourist destination and offers scope for a variety of uses.

Location

Thornton-le-dale is a popular and thriving village, located some three miles to the east of the market town of Pickering and lies within the southern boundary of the North York Moors National Park.

The village is easily accessible and has a wide variety of shops including a bakery, Post Office and Pharmacy, with two doctors' surgeries, cafes and public houses.

Terms

The premises is available by way of a new three-year full repairing and insuring lease following refurbishment.

Rateable Value £6,300

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable.

FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

Only water and electric services are available.

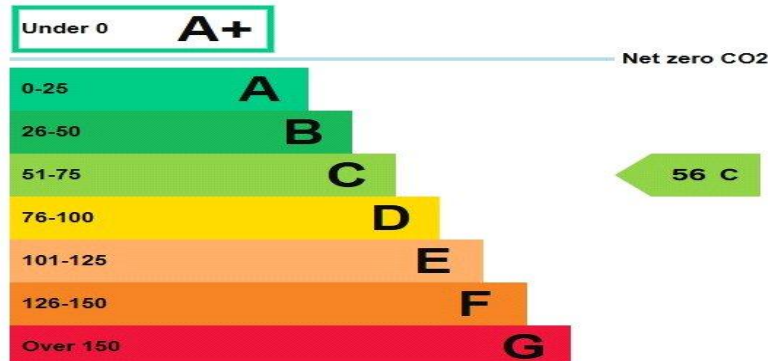
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



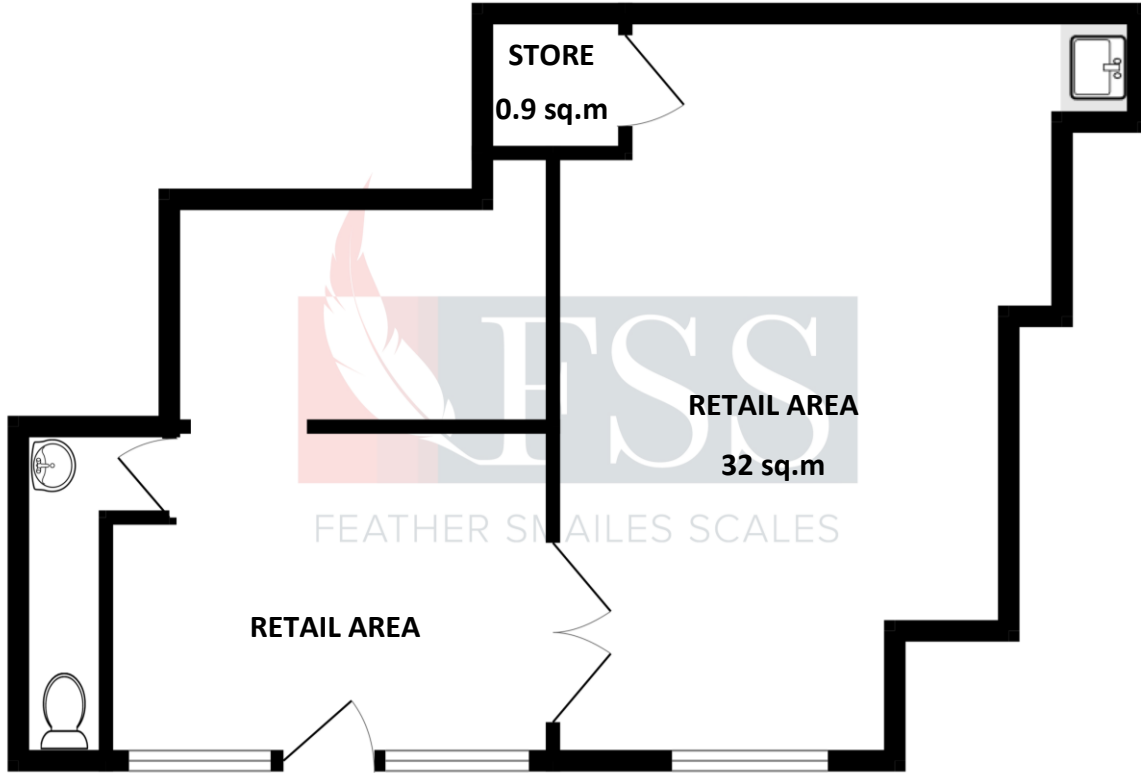
Energy rating and score

This property's energy rating is C.



GROUND FLOOR RETAIL SPACE

354.1 sq. ft (32.9 sq. m) approx plus W/C



FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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