

## TO LET

## 20 WESTGATE, GUISBOROUGH, TS14 6BA



- Located within the heart of Guisborough town centre, the gateway to the North York Moors National Park.
- Ground Floor Sales area of 46 sq m (498 sq ft)
- The unit has suitability for a variety of uses under Use Class E.
- Potential first floor space available for stores.
- Nearby occupiers include **Market Cross Jewellers, Heron Frozen Foods, Boots the Chemist, Cooplunds, Costa, Lloyds Bank, Well Pharmacy and HSBC.**

## SITUATION

Guisborough is a popular market town and lies approximately 10 miles South East of Middlesbrough on the main A171 road. The property is situated on the North side of Westgate within a busy retail area on Guisborough High Street, benefitting from the main bus stops being positioned directly outside and sitting adjacent to Boots the Chemist.

## ACCOMMODATION

The ground floor provides sales area with stores/staff welfare facilities to the rear. The first-floor space is currently not utilised but could possibly be suitable for additional storage use: -

Internal Width	3.91m	12'10"
Shop Depth	11.58m	38'0"
Ground Floor Sales	46m <sup>2</sup>	498ft <sup>2</sup>
Rear Stores	15m <sup>2</sup>	158ft <sup>2</sup>
First Floor	TBC	TBC

## LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at an initial rental of **£12,950 per annum** exclusive.

## EPC

The property has an Energy Performance Certificate of **Band D (76)**. A copy of the EPC is available upon request.

## BUSINESS RATES

Rateable Value	£11,750
2021/2022 UBR	£0.491
Estimated Rates Payable	£5,769

**Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers.**

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

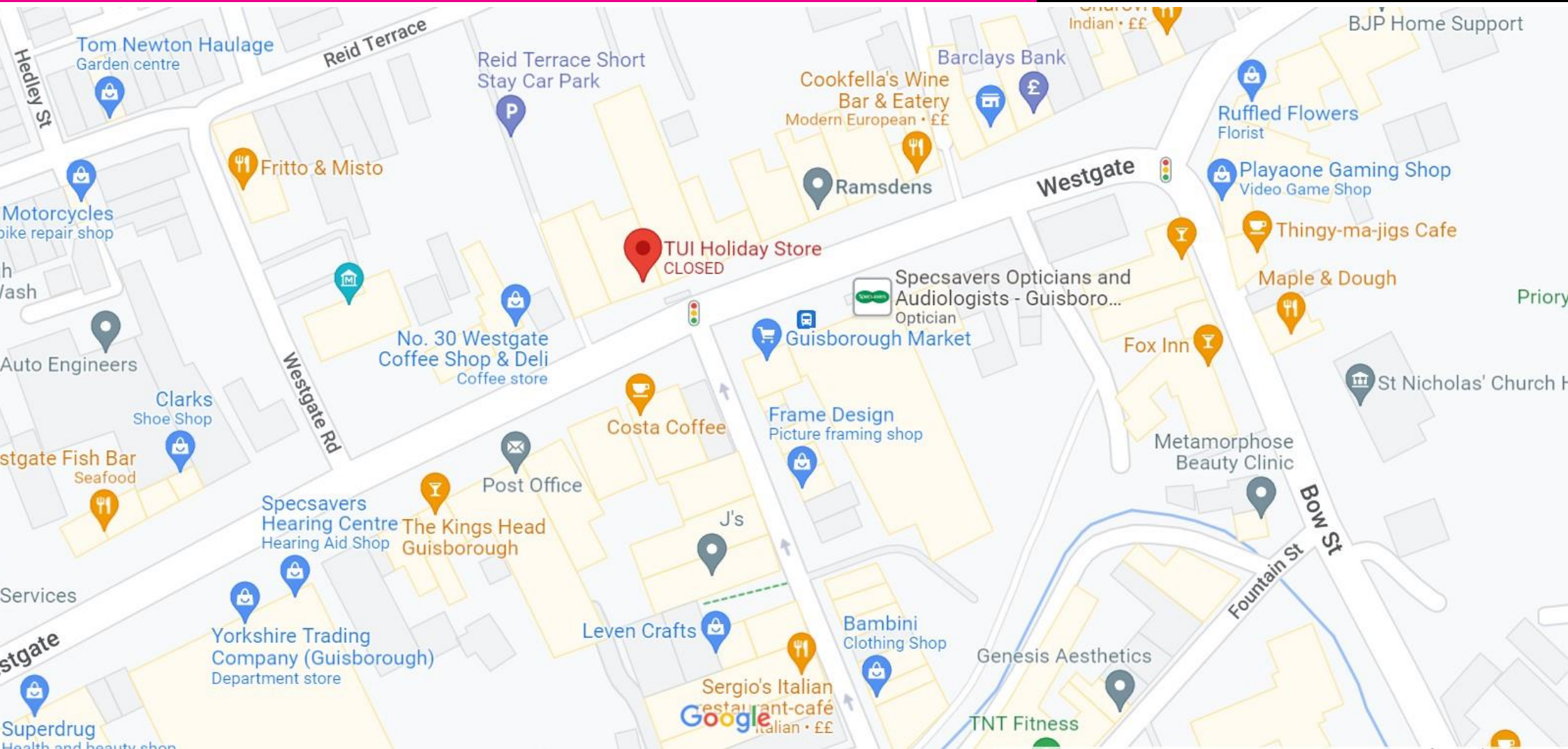
## VIEWING

For enquiries, viewing and general information, please contact:

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