

51 WESTGATE GUISBOROUGH TS14 6AF

TO LET: TOWN CENTRE RETAIL UNIT

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51

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THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

51 WESTGATE, GUISBOROUGH, TS14 6AF

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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 picturesque North York Moors National Park.

The property holds a central position on the southern side of Westgate which is the principal retail street in Guisborough.

Westgate is a major bus route and thorough fare of the town benefitting from heavy footfall. The area is home to a number of national, regional and local occupiers including Morrisons, Superdrug, HSBC Bank, Heron Frozen Foods and Specsavers, Occupiers in the immediate vicinity include Greggs, Costa, Cooplands, Café Nero and Guisborough Post Office

Free disc parking is available to the front of the property on the attractive cobbled streets.

DESCRIPTION

The premises comprise a ground floor retail unit within a mixed use two storey building and arranged to provide ground floor sales and WC to the rear.

ACCOMMODATION

The accommodation provides the following approximate areas;

Gross Frontage:	4.20 m	(13 ft 8 inches)
Net Internal Width:	3.98 m	(13 ft 1 inches)
Shop Depth:	12.00 m	(39 ft 4 inches)
Net Sales Area:	40.59 sq m	(437 sq ft)
WC		

RATEABLE VALUE

The property has a rateable value of £10,250 and therefore qualifies for small business relief.

TENURE

The property is available on a new lease for a term of years to be agreed at a rent of £14,000 pa.

LEGAL COSTS

Each part is responsible for their own legal costs in respect of this transaction.

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VIEWING

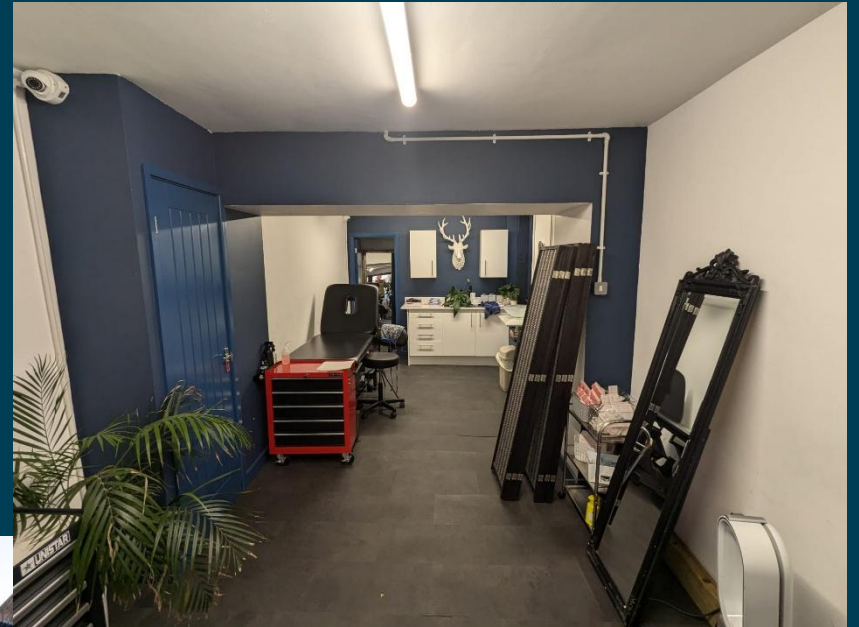
All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Jack Robinson on 01642 713303

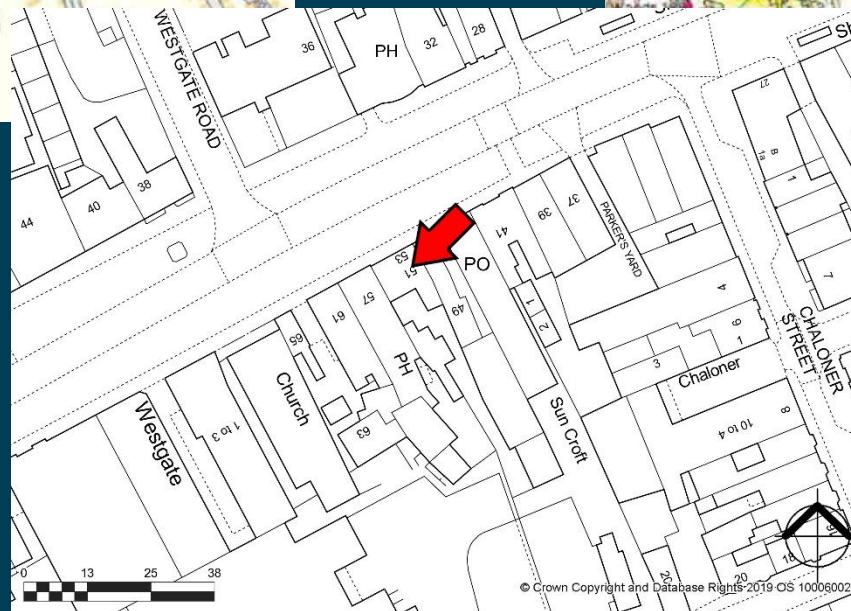
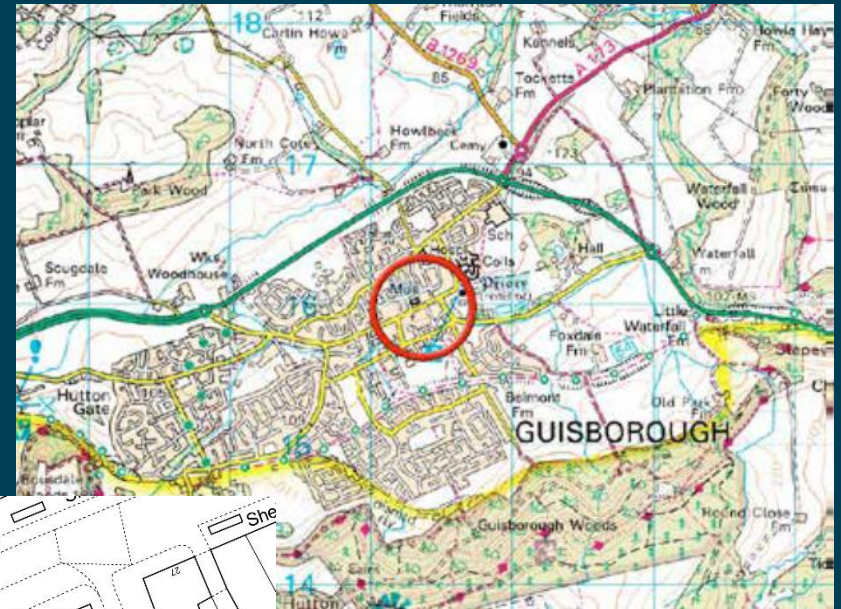
VAT

The prices/rentals quoted are exclusive of VAT if applicable.

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Energy performance certificate (EPC)		
51, Westgate GUISBOROUGH TS14 6AF	Energy rating	Valid until: 9 July 2029
	E	Certificate number: 9529-3033-0912-0200-0791
Property type	B1 Offices and Workshop businesses	
Total floor area	46 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score.
<p>The better the rating and score, the lower your property's carbon emissions are likely to be.</p>		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		33 B
If typical of the existing stock		96 D

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