

TO LET

- ✓ Prominent corner position
- ✓ Established retail location within a busy market town
- ✓ Surrounding occupiers include Greggs, Superdrug, Cooplands and Boots



31 Westgate, Guisborough, TS14 6BG

EXCELLENT OPPORTUNITY WITHIN A BUSY MARKET TOWN

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LOCATION

The property is located on Westgate, being the main retail offering within the market town of Guisborough. The property occupies a prominent position on Westgate with a return frontage onto Chaloner Street and is situated in the immediate vicinity of a wide range of national retailers including Superdrug, Greggs, Cooplands and Boots.

DESCRIPTION

The property comprises a two-storey retail unit forming part of a parade of similar units in the main retail centre within Guisborough.

The ground floor provides an open plan shop having a timber framed single glazed shop front unit with a single door entrance. There is a second entrance to the retail space on the return frontage to Chaloner Street.

The upper floor was previously used as offices in supplement to the ground floor use, but now provides basic cellular office/ancillary space, W.C. facilities and a kitchen.

ACCOMMODATION

Gross Internal Area	Sq. M	Sq. Ft
Ground Floor	100.13	1,078
First Floor	72.24	778
TOTAL	172.37	1,856

RENT

£22,000 per annum

TERMS

The property is offered To Let on a full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

We are advised that the property is assessed with a rateable value as follows:

£27,000

Details on the current uniform business rates are available upon request.

EPC

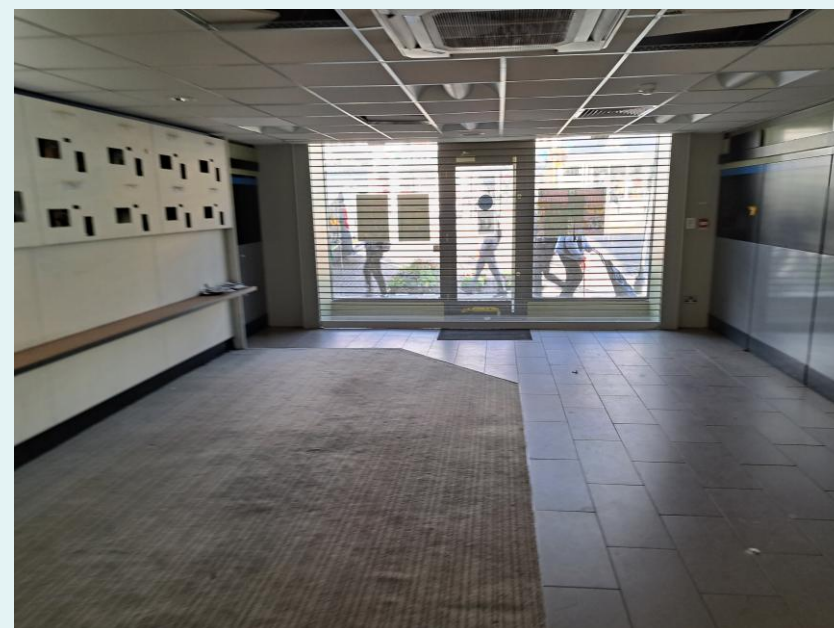
The property has been assessed as having an EPC rating of C (74).

VAT

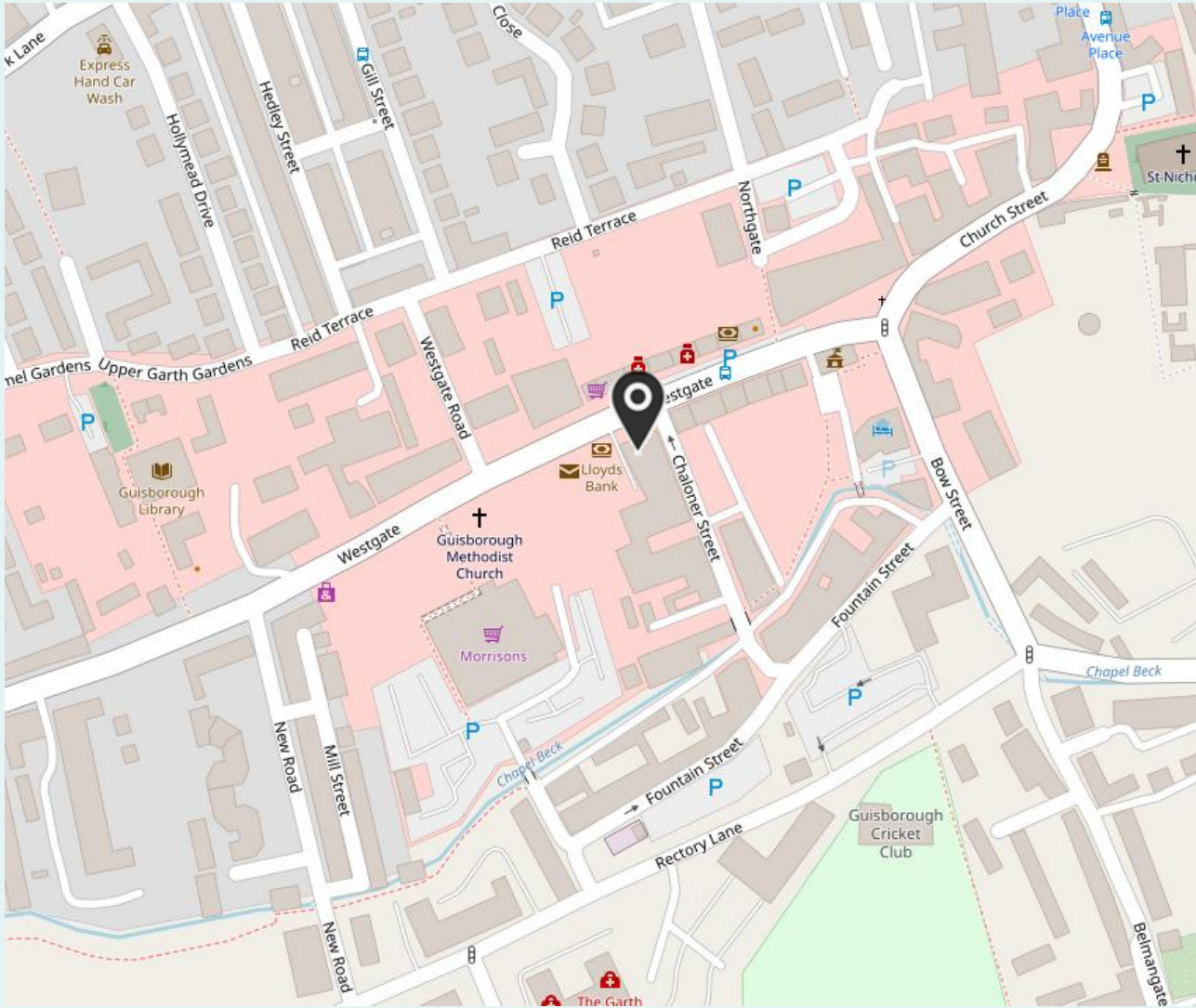
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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