

PRIME RETAIL UNIT TO LET

UNIT 1 15/23 WESTGATE GUISBOROUGH TS14 6BG

LOCATION

Guisborough has a population of circa 17,500 persons and is an affluent market town located 11 miles south east of Middlesbrough and 25 miles east of Darlington.

SITUATION

The property occupies a prime location adjoining Dorothy Perkins and Superdrug with other multiple retailers in the close vicinity including Boots, Caffè Nero, Costa Coffee, Greggs and Morrisons.

DESCRIPTION

The property comprises a ground floor retail shop with servicing to the rear from a large service yard.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	8.56m	28'1"
Internal Width	6.65m	21'10"
Shop Depth	58.37m	191'6"
GF Sales/Ancillary	270.44 sq.m.	2,911 sq.ft.

LEASE

The property is available for a term of years to be agreed on a full repairing and insuring basis.

RENT

£30,000 per annum exclusive.



RATES

We understand the property is assessed for rating purposes as follows:-

Rateable Value	£36,000
Rates Payable	£17,748 (estimate)

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (73).

A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

Thomas : Stevenson

Tel: 01642 713303
Ref: Paul Stevenson
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SUBJECT TO CONTRACT
Details prepared: March 2019

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Experian Goad Plan Created: 18/03/2019
Created By: Brackenridge Hanson Tate

50 metres



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