

# PRIME SHOP TO LET



## 15/19 WESTGATE, GUISBOROUGH, TS14 6BG

### LOCATION

Guisborough has a population of circa 17,500 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 Specsavers and Superdrug, with other multiple retailers in the close vicinity including Boots, Caffè Nero, Costa Coffee, Greggs and Morrisons.

### DESCRIPTION

The substantial ground floor area provides well configured retail space together with staff and storage accommodation that could be converted for any appropriate use.

The shop has rear access to a large service yard.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	7.5m	24'6"
Shop Depth	58.5m	191'6"
GF Sales/Storage	415 sq.m	4,466 sq.ft

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENTAL

Offers in the region of **£28,500 per annum exclusive**.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## RATES

We understand the property is assessed as follows:-

Rateable Value £44,000

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D(84). 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 rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING

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Subject to Contract  
June 2020

### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.