

4 - 6 WESTGATE, GUISBOROUGH, TS14 6BA

RETAIL INVESTMENT: CURRENTLY TRADING AS BRICKYARD BAKERY

FOR SALE

THE TEAROOM

Bakery

NU21 KYH

SJ65 OSP

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

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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 North Yorkshire Moors.

The property is situated on the northern side of Westgate with prominent elevated frontage of the 'high street' and holds close proximity to the Market Cross and recently renovated Town Hall.

Occupiers in the immediate vicinity include Cookfellas Wine Bar and Eatery, Greggs, Boots, Koselig Bakery, One Stop, Specsavers and Brass Monkey.

DESCRIPTION

The property comprises a two storey building arranged as two self contained retail units currently arranged as a bakery.

The main building has been extended to the rear to provide a kitchen, storage and ancillary accommodation. The first floor is currently arranged as bakery school with stores, offices and wc facilities.

The property can be accessed by way of either retail unit directly off Westgate, or by way of an private alleyway from both Westgate and Reid Terrace to the rear.

ACCOMMODATION

4 Westgate

Gross Frontage:	4.33 m	(14 feet 2 inches)
Net Int Width:	3.76 m	(12 feet 3 inches)
Shop Depth:	5.28 m	(17 feet 3 inches)
Net Sales Area:	19.69 sq m	(212 sq ft)
Kitchen	39.94 sq m	(430 sq ft)

6 Westgate

Gross Frontage:	5.92 m	(19 feet 4 inches)
Net Int Width:	5.32 m	(17 feet 4 inches)
Shop Depth:	8.35 m	(27 feet 4 inches)
Net Sales Area:	48.56 sq m	(522 sq ft)
Stores	69.08 sq m	(743 sq ft)
WC		

1st Floor 4- 6 Westgate

Office/Stores	164.76 sq m (1,773 sq ft)
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RATING ASSESSMENT

The premises have a combined Rateable Value of £29,100. Interested parties should contact Redcar and Cleveland Borough Council for the exact rates payable.

TENURE

The premises are currently let on to Brickyard Bakery and Academy on a 25 year FRI Lease, which expires on 31st December 2043, at a passing rent of £26,000 per annum .

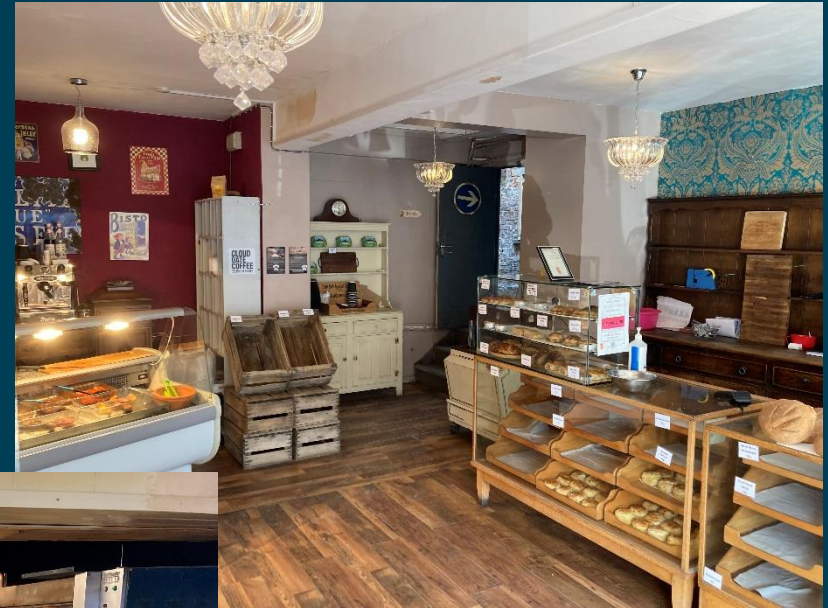
The freehold investment is available to purchase at an asking price of £420,000.

VIEWING

Contact Paul Stevenson on 01642 713303

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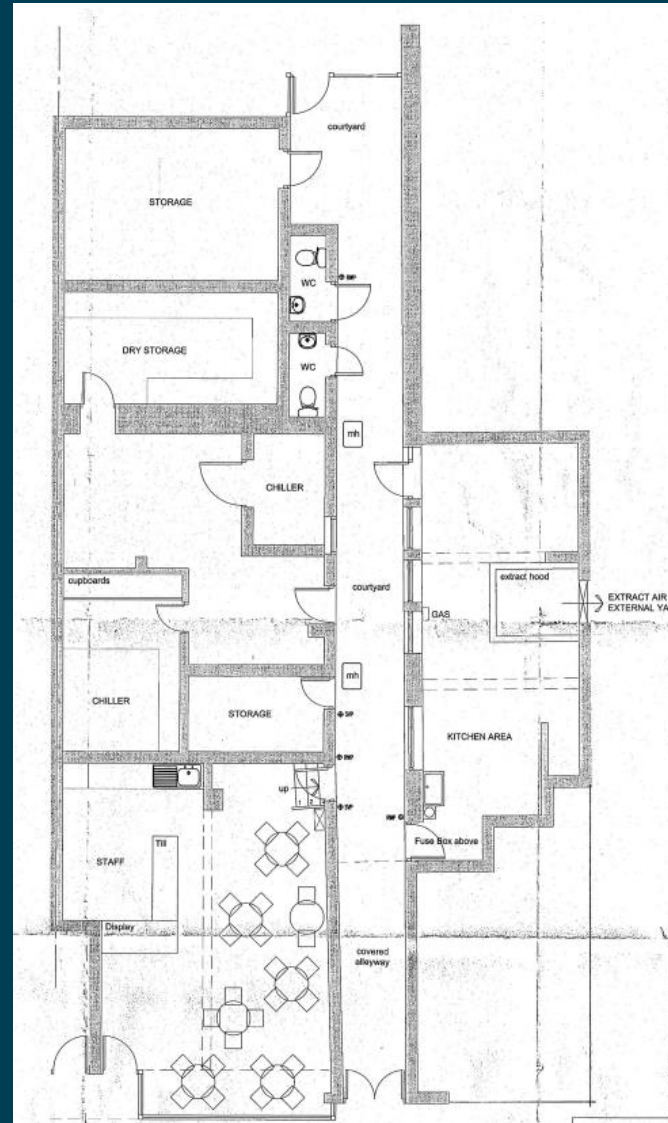
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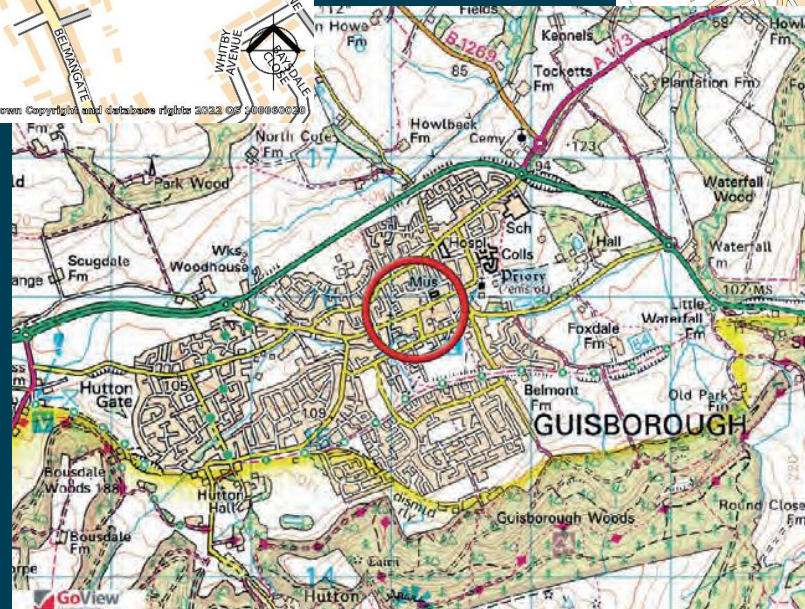
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