

7 MARKET PLACE, GUISBOROUGH, TS14 6BN

TO LET: GROUND FLOOR RETAIL UNIT IN A PROMINENT LOCATION



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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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 holds a prominent position on Market Place opposite Age UK and Greedy Teds and close to Westgate which is the principal retail street in Guisborough.

The property is positioned on a major bus route and thorough fare of the town centre benefitting from heavy footfall to Prior Pursglove 6th Form College and residential housing.

Occupiers in the immediate vicinity include TS Fourteen, Solo Boutique, The Monk, Freers Askew Bunting solicitors, Contemporary and Reeds Rains.

DESCRIPTION

The property is a self contained ground floor retail unit suitable for a variety of uses subject to gaining the necessary planning consents.

Trading for a number of years as S.A.R.A. the property is configured to provide ground floor sales, stores and staffroom with kitchenette & WC.

RATING ASSESSMENT

The premises has a Rateable Value of £4,100 and is therefore subject to small business rate relief. Interested parties should contact Redcar and Cleveland Council for the exact rates payable.

ACCOMMODATION

The property has the following approximate areas:

Sales:	224 sq ft	(20.79 sq m)
Stores:	362 sq ft	(33.63 sq m)
WC	--	--
Total:	586 sq ft	(54.42 sq m)

TOWN CENTRE COMMERCIAL GRANT SCHEME

Grants are being provided through the Town Centre Commercial Grant Scheme which aims to attract and assist private business with shopfront and commercial property improvements works. This scheme will improve the environment of Guisborough Town Centre and all grants are subject to eligibility requirements.

Sophia Jo Bridal on the opposite side of the road, has recently been awarded a grant and is currently undergoing works to provide a modern, glazed shopfront tailor made to the business' specifications.

Interested parties should contact Redcar and Cleveland Council for further information.

PROPOSED TERMS

The property is available on a new lease for a term of years to be agreed at an initial rental of £10,000 per annum.

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VAT

The property is not elected for VAT.

LEGAL COSTS

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

VIEWING

Contact

Jack Robinson

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Email – jack@thomas-Stevenson.co.uk

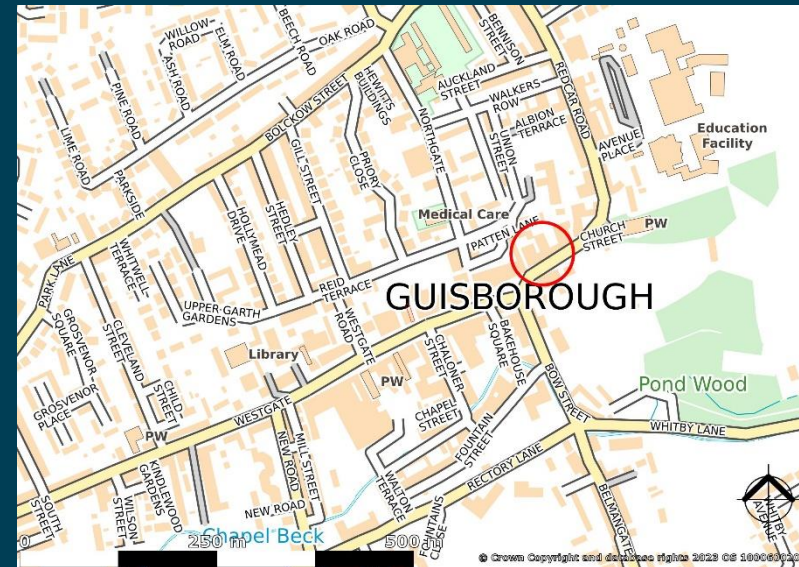
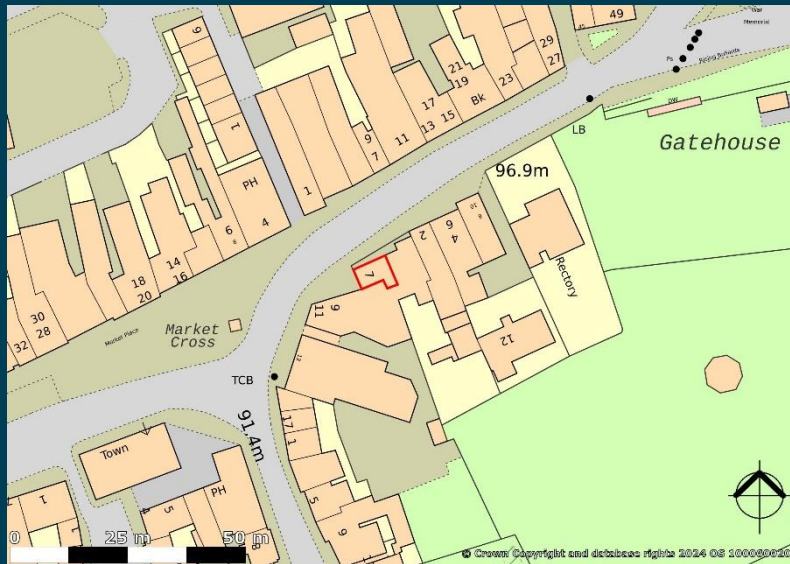
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Energy performance certificate (EPC)

GROUND FLOOR RETAIL 7 MARKET PLACE GUISBOROUGH TS14 6BN	Energy rating	Valid until:	30 September 2033
	E	Certificate number:	1464-7648-4992-8135-1186

Property type	Retail/Financial and Professional Services
Total floor area	54 square metres

Rules on letting this property

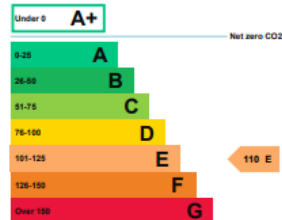
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

32 B

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:
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