

43 WESTGATE, GUISBOROUGH, TS14 6AF

FOR SALE: RETAIL INVESTMENT IN PRIME LOCATION

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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

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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 picturesque North York Moors National Park.

The property, situated within Guisborough Conservation Area, holds a central position, on the southern side of Westgate which is the principal retail street in Guisborough.

Westgate is a major bus route and thorough fare of the town benefitting from heavy footfall. The area is home to a number of national, regional and local occupiers including Morrisons, Superdrug, HSBC Bank, Heron Frozen Foods and Specsavers, Occupiers in the immediate vicinity include Greggs, Costa, Cooplands, Café Nero and Guisborough Post Office

Free disc parking is available to the front of the property on the attractive cobbled streets.

DESCRIPTION

The property comprises a prominently positioned two storey mid terraced building arranged to provide a ground floor retail unit and first floor stores.

43 Westgate is arranged as sales and stores on the ground floor and benefits from first floor ancillary stores and staff accommodation.

Occupied for a number of years by the established Johnson Cleaners, the property is currently fitted out as a dry cleaning and laundry service premises.

ACCOMODATION

The unit has the following approximate areas:

Ground Floor

Sales	30.71 sq m	(341 sq ft)
Stores	13.98 sq m	(150 sq ft)

First Floor

Stores	30.23 sq m	(325 sq ft)
WC	--	--

Total	75.92 sq m	(817 sq ft)
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RATEABLE VALUE

The property has a rateable value of £12,750. Interested parties should contact Redcar and Cleveland Council for the exact rates payable.

TENURE

The premises are currently let to Johnson Cleaners UK Ltd on a 5 year FRI Lease, which expires on 07/11/2026, at a passing rent of £12,000 per annum .

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PROPOSED TERMS

The freehold investment is available to purchase at an asking price of £150 000.

LEGAL COSTS

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

ENQUIRIES

Contact Jack Robinson to discuss your interest.
Tel: 01642 713 303.

Email: jack@thomas-stevenson.co.uk

VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract

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Energy performance certificate (EPC)

43 Westgate
GUISBOROUGH
TS14 6AF

Energy rating

C

Valid until:

19 December 2032

Certificate number:

6314-9250-3726-5180-7733

Property type: Retail/Financial and Professional Services
Total floor area: 80 square metres

Rules on letting this property

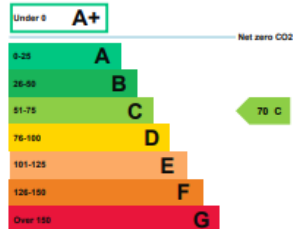
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

11 A

If typical of the existing stock

44 B

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