

**3 CHURCH STREET, GUISBOROUGH, TS14 6HG**

**FOR SALE: GROUND FLOOR RETAIL INVESTMENT IN A PRIME LOCATION**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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**www.thomas-stevenson.co.uk**



## 3 Church Street, Guisborough, TS14 6HG

### FOR SALE – GROUND FLOOR RETAIL INVESTMENT

#### 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 is situated on the Northern side of Church Street , 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 both heavy footfall to Prior Pursglove 6<sup>th</sup> Form College and residential housing.

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 TS14 Clothing, Sophia Jo Bridal and Greedy Teds.

#### DESCRIPTION

The property comprises a self-contained ground floor retail and providing an open plan sales area, rear stores and WC. The unit benefits from rear loading access and prominent frontage to Church Street.

Occupied for a number of years by the established Age UK, the property is currently fitted out as a retail unit but is ideally suitable for a variety of uses subject to gaining the necessary planning consents.

#### ACCOMODATION

The unit has the following approximate areas:

##### Ground Floor

Sales	119.10 sq m	(1,282 sq ft)
Stores	23.98 sq m	( 258 sq ft)
WC	--	--
<b>Total</b>	<b>143.08 sq m</b>	<b>( 1,540 sq ft)</b>

#### RATEABLE VALUE

The property has a rateable value of £16,000. Interested parties should contact Redcar and Cleveland Council for the exact rates payable.

#### TENURE

The premises are currently let to Age UK on a 15 year Internal Repairing and Insuring Lease, which expires on 27 June 2028, at a passing rent of £16,000 per annum.

#### PROPOSED TERMS

The freehold investment is available to purchase at an asking price of £200,000.

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#### **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](mailto:jack@thomas-stevenson.co.uk)

#### **VIEWING**

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to contract

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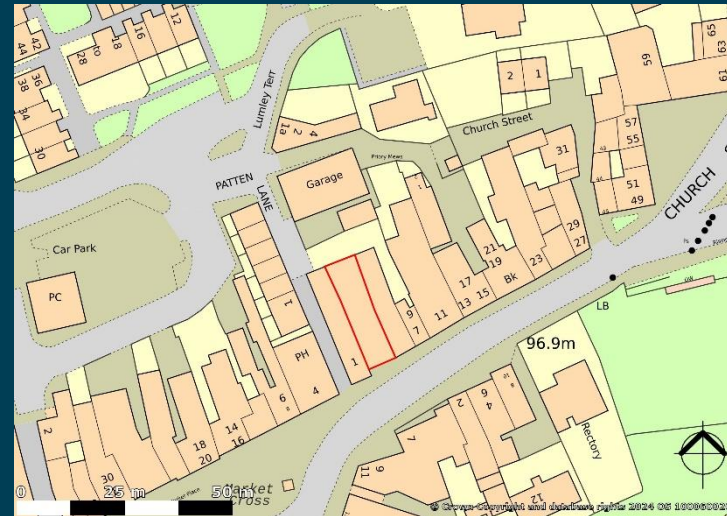
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Energy performance certificate (EPC)		
3 Church Street GUISBOROUGH TS14 6HG	Energy rating <b>D</b>	Valid until: 7 February 2033
		Certificate number: 8156-9865-0127-3142-6286
Property type	Retail/Financial and Professional Services	
Total floor area	147 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is D.		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.
		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built	12 A	
If typical of the existing stock	48 B	

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**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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