

99A WESTGATE, GUISBOROUGH, TS14 6AF

TO LET: FIRST FLOOR OFFICE

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 situated on Westgate, in the centre of Guisborough, a market town on the northern edge of the North York Moors National Park which lies approximately 8 miles south-east of Middlesbrough, 20 miles east of Darlington and 60 miles north of York.

Situated on the southern side of Westgate, the property is positioned above Inspirational Interiors and close to Westgate's junction with New Road. Other occupiers in the vicinity include Cut Above, Yorkshire Building Society, Ironstone Miner Wetherspoons, Clarks Shoes, Card Factory and Boyes. Free disc parking is available immediately outside the premises and it is surrounded by other local retailers and businesses.

DESCRIPTION

The property comprises a first floor office arranged to provide 4 small offices, kitchenette, male and female toilets. The office benefits from first floor frontage to Westgate and self-contained access from Mill Street.

The property is suitable for a variety of uses subject to the necessary planning consents and would require limited short term expenditure to a new occupant.

ACCOMODATION

The unit has the following approximate areas:

Ground Floor

Offices	73.01 sq m	786 sq ft
WC		

RATEABLE VALUE

The ground floor has a rateable value of £23,000. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

PROPOSED TERMS

The unit is available to let at an asking rent of £6,500 per annum plus VAT for a term of years to be agreed on a full repairing and insuring lease.

LEGAL COSTS

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

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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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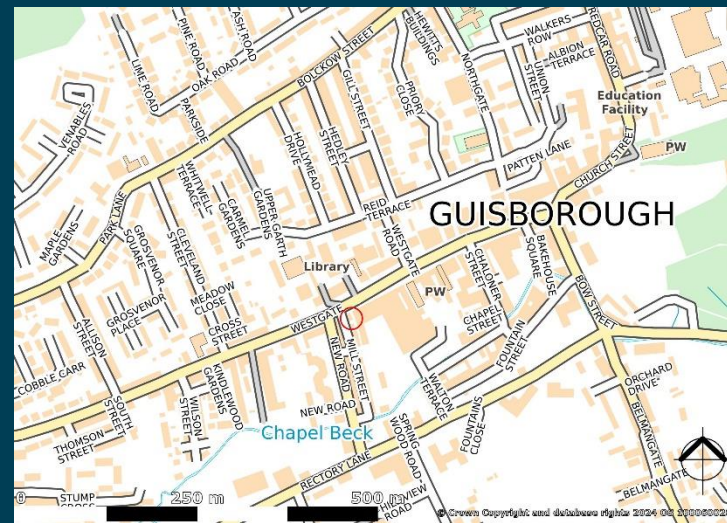
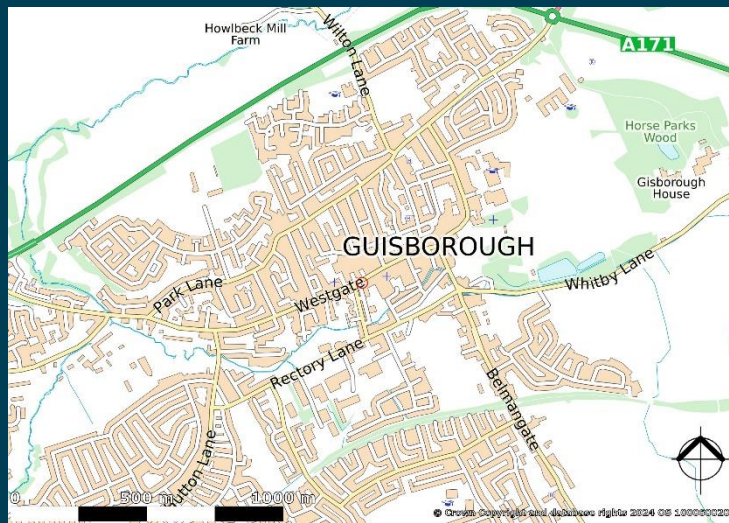
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EPC Commissioned

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