

59-61 WESTGATE GUISBOROUGH TS14 6AF

PRIME SHOP TO LET

RENDER ARMS
THOMAS STEVENSON
TO LET
01642 713303
www.thomas-stevenson.co.uk

RENDER
ALARMS

• Freshly baked pies & savouries
• Fresh roast cooked meats
• Spit roast chickens
• Freshly made sandwiches
www.newboulds.co.uk

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

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LOCATION

The property is located in the centre of the market town of Guisborough. Nearby occupiers include Café Nero, Greggs, Cooplands, The Yorkshire Store, Costa Coffee and Specsavers.

DESCRIPTION

The property benefits from a very significant frontage which dominates this section of Westgate. The building has been occupied by Newboulds Butchers for many years and has been stripped out ready to receive the new shopfit from the next tenant. There are first floor staff facilities.

The property benefits from a three phase electricity supply.

ACCOMODATION

Gross Frontage:		9.1m
Net Internal Width:		8.5m
Shop Depth:		20.5m
Ground Floor Area:	Retail	80 sq m
	Storage	27 sq m
First Floor Area:		118 sq m
W.C.		

RATEABLE VALUE

The property has a rateable value of £25,250. Interested parties should contact Redcar and Cleveland Council for exact rates payable.

TENURE

The property is available on a new lease for a term of years to be agreed at a rent of £25,000 pa.

VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Paul Stevenson on 01642 713303

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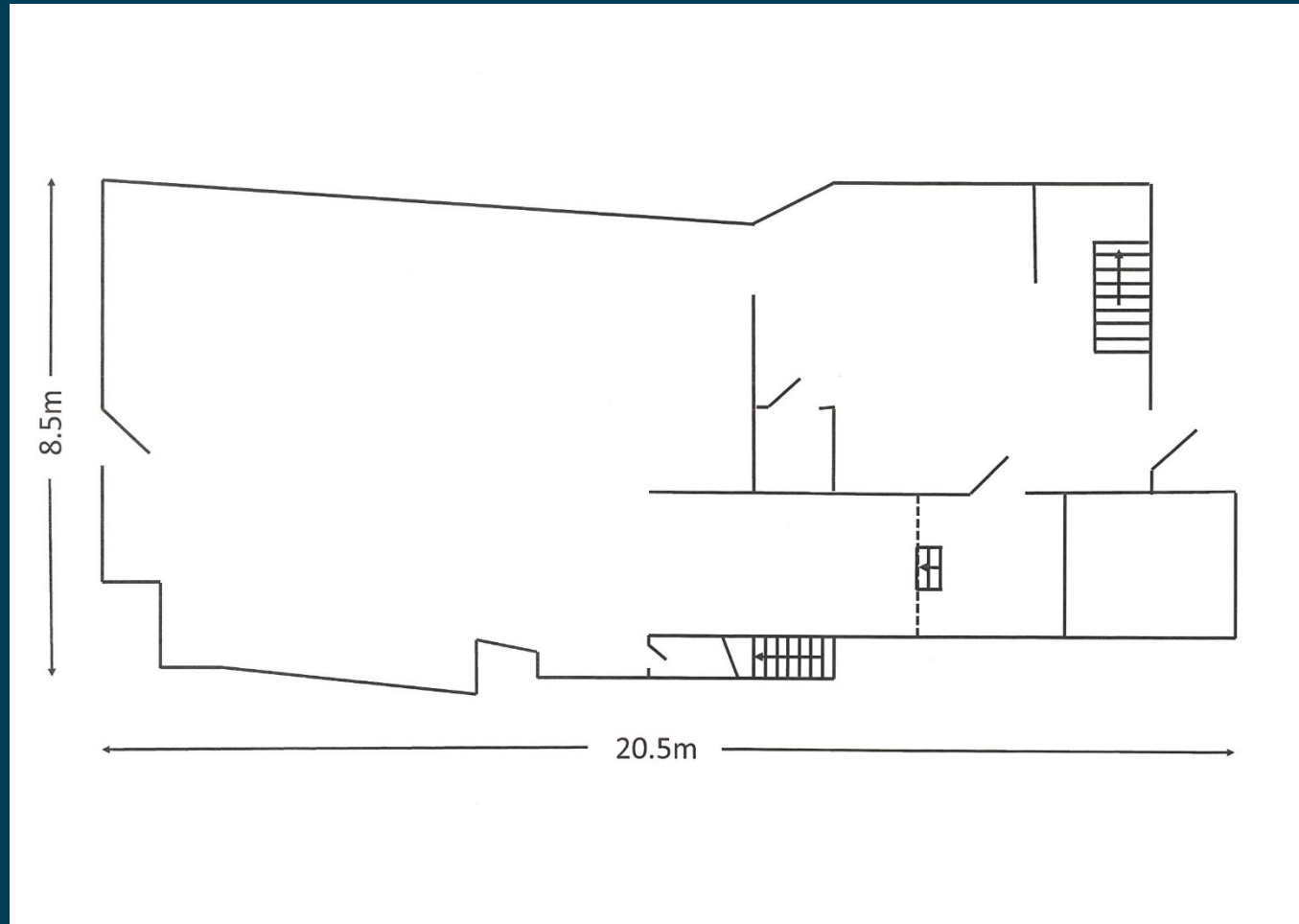
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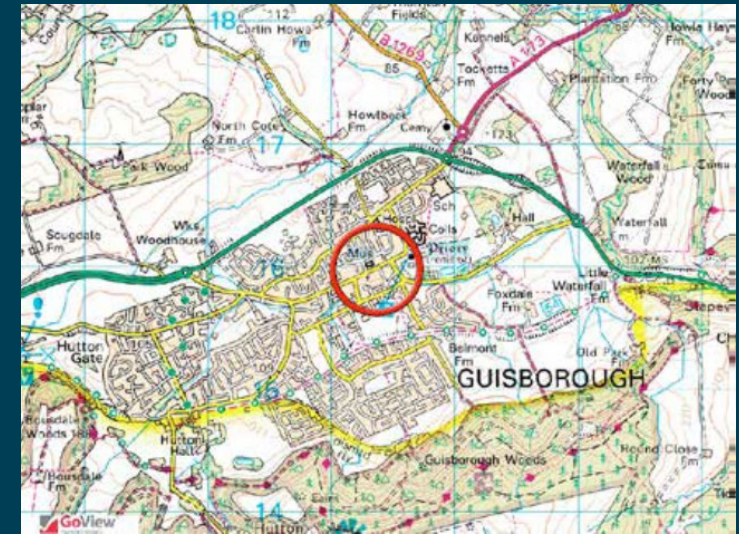
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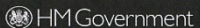


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Energy Performance Certificate

Non-Domestic Building



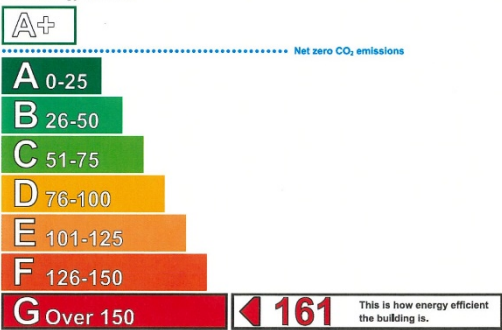
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GUISBOROUGH
TS14 6AF

Certificate Reference Number:
0030-9250-0350-2760-2094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

Less energy efficient

Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	23	If newly built
Total useful floor area (m ²):	187	68	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	261.4		
Primary energy use (kWh/m ² per year):	1546.25		

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Investment Property

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