

41 WESTGATE, GUISBOROUGH, TS14 6AF

RETAIL PREMISES: CURRENTLY TRADING AS AN AMUSEMENT ARCADE WITH SUI GENERIS CONSENT

TO LET

Gillys AMUSEMENTS Gillys



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

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LOCATION

The shop is located in a 100% location in Westgate on the busier side of Westgate at the pedestrian crossing close to Chaloner Street

Occupiers in the immediate vicinity include Greggs, Johnsons Dry Cleaners, Café Nero, Costa Coffee, Specsavers and Morrisons.

DESCRIPTION

The premises comprise of a ground floor lock up shop with two WCs at the rear. The premises benefit from an integrated fire and security alarm.

Fire and Sound insulation has been put in place between the Shop and the upper floor residential accommodation which is separately accessed.

ACCOMMODATION

Gross Frontage:	4.45 m	(14 feet 6 inches)
Net Int Width:	3.45 m	(11 feet 4 inches)
Shop Depth:	15.39 m	(50 feet 6 inches)
WC		
Net Sales Area:	54.59 sq m	(587 sq ft)

RATING ASSESSMENT

The premises have a Rateable Value of £13,750.

TENURE

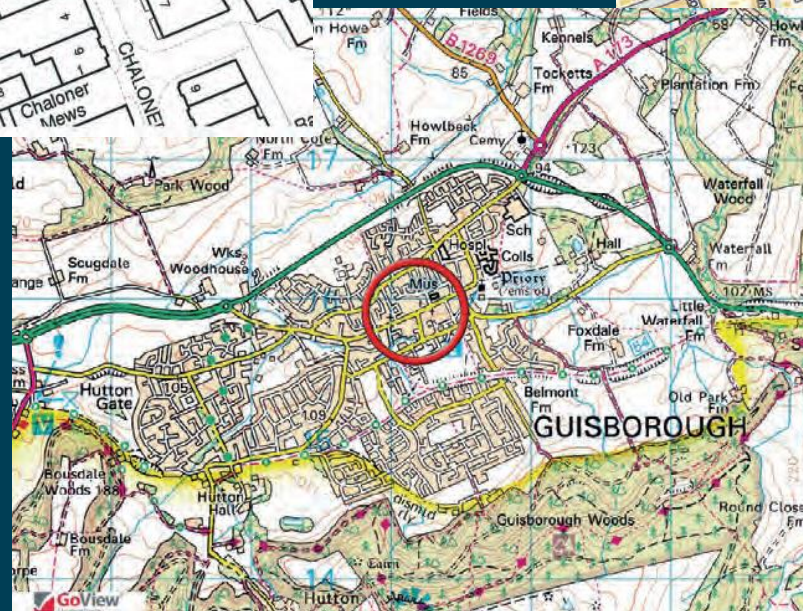
The premises are available to let on a new lease for a term of years to be agreed at an asking rent of £10,000 per annum.

VIEWING

Contact Paul Stevenson on 01642 713303

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Energy Performance Certificate

Non-Domestic Building



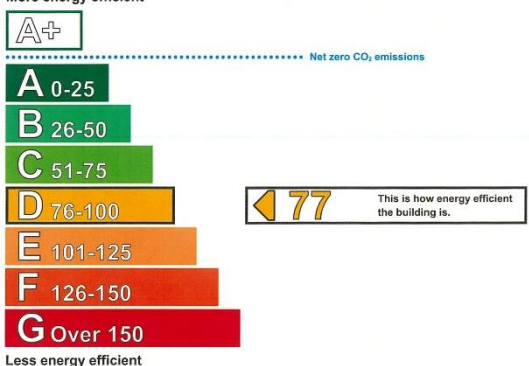
GROUND FLOOR
41 Westgate
GUISBOROUGH
TS14 6AF

Certificate Reference Number:
0930-5945-0323-5021-2004

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

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	58
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	127.56
Primary energy use (kWh/m ² per year):	754.56

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
76	If typical of the existing stock

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