



# SHOP FOR SALE

25 Westgate, Guisborough TS14 6BG

- Busy & Popular Market Town Centre Location
- Street parking close by
- Opposite Boots
- Ground Floor shop newly refurbished
- **Total Ground Floor** 54.6 m<sup>2</sup> (577 sq ft)
- **Total Uppers** 53.0 m<sup>2</sup> (571 sq ft)
- **Total** 107.6 m<sup>2</sup> (1,148 sq ft)

**Contact:**

Andrew Wilkinson - 01642 704932

[andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

**Connect Property NE**

4 Halegrove Court  
Cygnet Drive  
Preston Farm Business Park  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The property is situated on Westgate in the town centre and main retail pitch in Guisborough. Nearby occupiers include Boots, Greggs, Costa and Lloyds Bank.

## DESCRIPTION

The property comprises a three-storey mid terrace building of brick construction with glazed shop front under dual pitch tiled roof. The building has been refurbished to provide a "white box" specification on ground floor with suspended ceiling and inset LED lighting. To the rear are staff / stores and WC. There is a rear access off the side alley. The uppers comprise of 4 rooms plus a large newly fitted staff kitchen and a WC.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Gross Frontage	6.1 m	(20'00")
Net Frontage	5.4 m	(17'09")
Shop width	5.4 m	(17'09")
Shop Depth	9.2 m	(30'02")

Ground Floor Sales	42.7 m <sup>2</sup>	(449 sq ft)
Ground Floor stores WC	11.9 m <sup>2</sup>	(128 sq ft)
<b>Total Ground Floor</b>	<b>54.6 m<sup>2</sup></b>	<b>(577 sq ft)</b>

First Floor kitchen	11.9 m <sup>2</sup>	(128 sq ft)
First Floor Room WC	14.5 m <sup>2</sup>	(156 sq ft)
Second Floor Room	5.4 m <sup>2</sup>	(58 sq ft)
Second Floor Room	9.7 m <sup>2</sup>	(105 sq ft)
Second Floor Room	11.5 m <sup>2</sup>	(124 sq ft)
<b>Total Uppers</b>	<b>53.0 m<sup>2</sup></b>	<b>(571 sq ft)</b>

<b>Total</b>	<b>107.6 m<sup>2</sup></b>	<b>(1,148 sq ft)</b>
--------------	----------------------------	----------------------

## PLANNING

The property is currently E Class use under the Use Classes Order 1987.

## TENURE

Freehold

## RATING ASSESSMENT

The premises are currently reassessed for Rates at £12,250 RV from 1 April 2023. The property will benefit from almost 100% rates savings for occupiers that meet the requirements.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Value Added Tax is not charged on the sale.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating has been assessed as C 66. A full copy will be available upon request when lodged.

## PRICE

The property is available at a price of £175,000 exclusive.

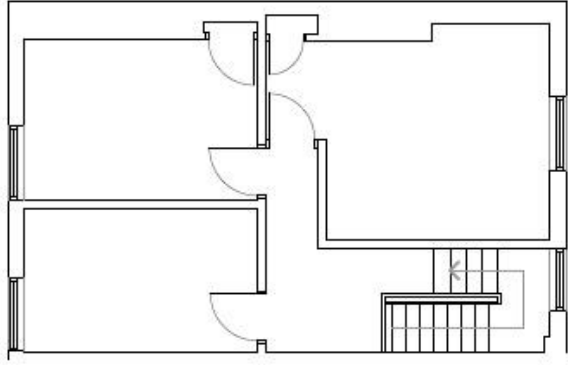
## VIEWING

Strictly through the agents Connect Property NE:

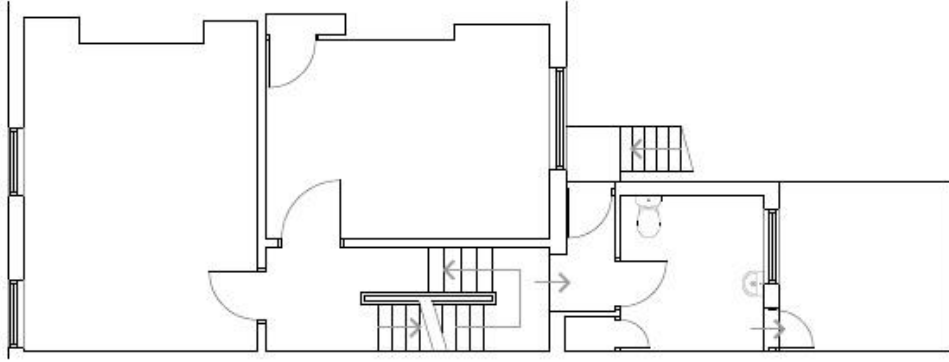
**Andrew Wilkinson** ddl: 01642 704932

Email: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

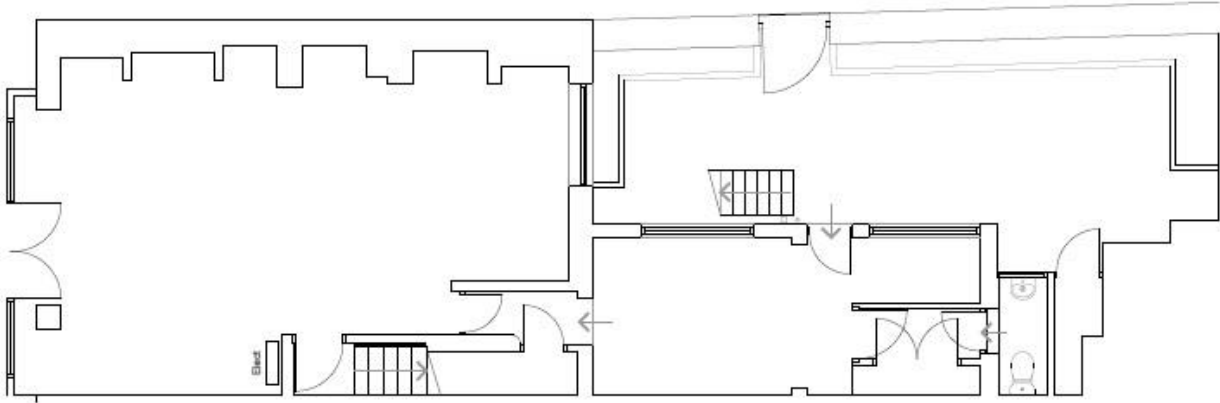




Existing Second Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 12/07/2022  
Created By: Connect Property North East Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.