

TO LET

**57, 58 & 59 BAXTERGATE
WHITBY
YO21 1BL**

- SUBSTANTIAL TOWN CENTRE RETAIL UNIT
- PRIME TRADING POSITION
- 641.34 SQ M (6,903 SQ FT)
- SUITABLE FOR A RANGE OF RETAIL AND HOSPITALITY USES (STPP)



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Location

The property is located in the extremely popular east coast seaside and port town of Whitby occupying a prime trading position on Baxtergate.

Surrounding occupiers include Card Factory, Heron Foods, Barclays Bank, The Works, Superdrug and Boots.

Description

The property comprises a substantial two-storey retail unit.

It provides a large open plan retail area and small office at ground floor; with a further large open plan retail area, staff room, office and various store rooms at first floor.

Accommodation

The approximate net internal floor areas of the property are as follows:		
	Sq M	Sq Ft
<i>Ground floor</i>		
Retail Area	303.52	3,267
Office	4.53	49
<i>First Floor</i>		
Retail Area	217.43	2,340
Staff Room	13.93	150
Office	46.11	496
Stores	55.82	601
Totals	641.34	6,903

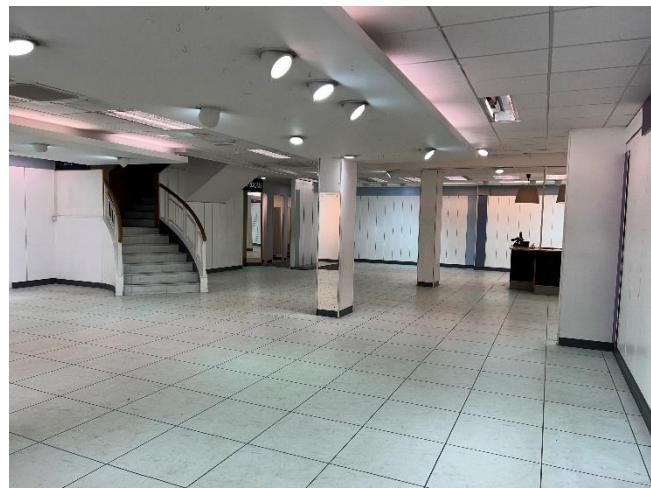
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Outgoings

Under the 2023 Rating List the property has two entries with rateable values of £83,000 and £5,600.

EPC

An Energy Performance Certificate for the property is in the course of preparation.



Terms

The property is available to let by way of a new lease to be drawn up on full repairing and insuring terms.

Guide Rental

£70,000 per annum exclusive.

VAT

The property is elected for VAT and the rent will be subject to VAT at the prevailing rate.

Viewing

For further information and viewing arrangements, please contact:

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Fortune Nguwo

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