

# TO LET GROUND FLOOR RETAIL UNIT



## 39 FLOWERGATE, WHITBY YO21 3BB

**APPROX 55 sq.m. ( 600 sq. ft.)**

- Excellent central location
- Ground floor retail unit
- Excellent passing foot fall
- New Lease available

## PROPERTY DETAILS

### Location

These premises are situated in a prime location.

Occupiers represented nearby include Pep & Co., Getaway Travel, Mountain Warehouse, World Choice Travel and Yorkshire Building Society.

### Description

The ground floor was last used as a beautician's salon and is well decorated and fitted.

### Accommodation

Ground Floor Retail 55 sq.m. (600 sq.ft.)

### Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Rent

Offers in the region of £17,000 per annum exclusive.

### Rateable Value

The VOA website states that the premises have a rateable value of £14,500.

### Planning/Use

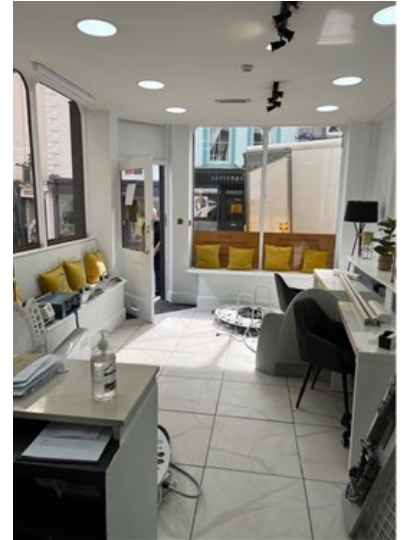
The premises could be used for a number of purposes, subject to planning.

### Legal Fees

The ingoing tenants will be responsible for all legal costs incurred.

### EPC

The EPC register states that the premises are assessed at C66.



### Further Information/ Viewing

For further information or to arrange an inspection, please contact:

Graeme Walker  
Wetherby property Management  
Tel: 07703 460630  
Email:  
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### Subject to Contract

Details prepared June 2024

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