

# Shop Premises TO LET



11 Baxtergate, Whitby  
YO21 1BW

**APPROX 65.25 sq m (703 sq. ft)**

- Excellent central location
- Close to other high street shops

## PROPERTY DETAILS

### Location

The premises are situated in a prominent position on pedestrianised Baxtergate.

Nearby occupiers include Costa Coffee, Halifax Bank, Boots Pharmacy, Trespass and British Heart Foundation.

### Accommodation

#### Ground Floor

428 Sq Ft – 39.75 M<sup>2</sup> (Gross)

#### Basement

275 Sq Ft – 25.50 M<sup>2</sup> (Gross)

### Rent

£21,500 per annum exclusive

### Lease

A full repairing and insuring lease for terms to be agreed.

### VAT

If applicable VAT will be charged at the prevailing rate.

### Rates

The Gov.uk website indicates that the premises have a Ratable Value of £13,750.

This is not the amount payable.

### EPC

According to EPC Register-Gov.uk 98D

### Legal Costs

Each party will be responsible for their own costs incurred in this transaction

### Further Information/ Viewing

For further information or to arrange an inspection please contact:

#### Graeme Walker

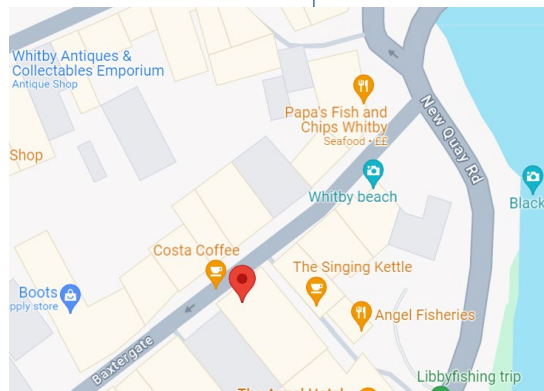
Wetherby Property Management

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#### Subject to Contract

Details prepared September 2023



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