

Heaney
Micklethwaite

Commercial Property Consultants

FREEHOLD INVESTMENT FOR SALE



**63/64 BAXTERGATE
WHITBY
YO21 1BL**

63/64 Baxtergate, Whitby

LOCATION:

The property is located on Baxtergate which is the principle pedestrianised shopping street at the North Yorkshire coastal town of Whitby. Nearby occupiers include Boots, The Works Costa Coffee, Cooplands and Trespass.

DESCRIPTION:

The property comprises a 2 storey shop with a clay pantile roof to the front and a profile metal roof to the rear. The property was constructed in 1992.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Sales	2,356 sq ft	218.9 sqm
First Floor Store	2,023 sq ft	187.9 sqm
Toilets		

The property benefits from a lift.

TENANCY:

The property is let to Superdrug Stores plc for a term of 5 years from 16 June 2023 at a rent of £50,000 per annum without review. There is a tenant only break on 16 June 2026. The lease is on FRI terms.

TENURE:

Freehold subject to the existing lease.

PRICE:

Offers in the region of £700,000 are invited for the freehold interest.

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors

VIEWING:

Strictly by appointment through this office.

SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE

Energy performance certificate (EPC)

63/64 Baxtergate
WHITBY
YO21 1BL

Energy rating

D

Valid until: **16 September 2025**

Certificate number: **0540-0835-6589-1491-4002**

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **450 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

