COMMERCIAL PROPERTY

1 WHITBYGATE, THORNTON LE DALE



An excellent opportunity to acquire an attractive, Freehold commercial property within the centre of the thriving village of Thornton-le-Dale.

- A1 Classification with huge scope and potential.
- Freehold for sale, business unaffected.
- Almost 450sq ft of ground floor space.
- Currently let on a full repairing lease and realising £600 PCM.
- Ideal Investment Property in the centre of a popular National Park village.

GUIDE PRICE £122,500

1 Whitbygate is perfectly positioned in the commercial hub of this popular tourist destination and offering a huge level of scope for a multitude of commercial uses. The unit is well presented with modern fittings including an up-to-date electric heating system and electric security roller shutter doors. Open plan with good street side presence. the premises has A1 permission, offering the opportunity to set up any number of businesses**;** shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

Whitbygate is situated just off the main village thoroughfare, close to the popular village green, Thornton Beck and commercial centre of this popular tourist destination, promising a good level of footfall.

The premises are currently let on a 10-year lease, on full repairing terms, from September 2023 with a passing rent of £600 per calendar month, the property would be equally well-suited as an investment individually, or as part of a portfolio.



LOCATION

Thornton-le-dale is a popular and thriving village, located some three miles to the east of the market town of Pickering and lies within the southern boundary of the North York Moors National Park and is in easy reach of Dalby Forest which lies just a mile to the north.

The village is a popular tourist destination and has a wide variety of shops, including butcher, bakery, Post Office and pharmacy, with two doctor's surgeries, cafes and public houses.

COMMERCIAL PREMISES COMPRISES

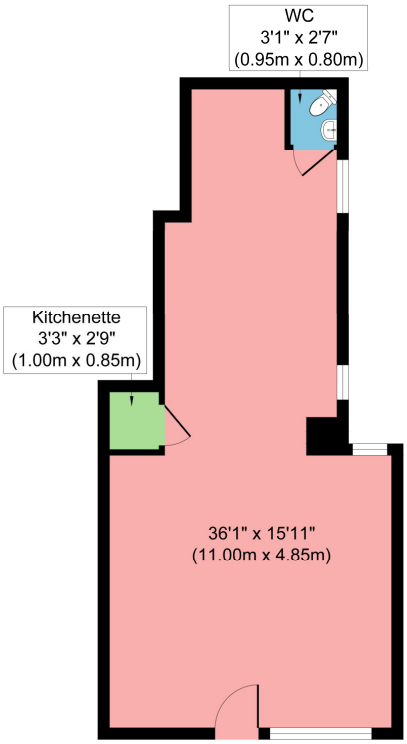
ZONE A
278 Sq. feet.
Single glazed front door with electric security roller shutter door. Large window to the street. Ceiling lights. Walk in fitted cupboard with worktop and storage cupboard, fuse box and electric meter. UPVC – DG window to side. Electric radiators Laminate flooring. Door to the rear.

ZONE B
214 Sq. feet.
Laminate flooring. Ceiling light fittings. UPVC – DG window to side.

WC
Low flush WC. Wash hand basin. Ceiling lights. Extractor fan. Tiled splashbacks.





Approximate Floor Area
446 sq. ft
(41.31 sq. m)

GENERAL INFORMATION

Services:	Mains water, electricity and drainage.
Rates:	Rateable Value £4,150. Rates Payable: TBC
Post Code:	YO18 7RY.
EPC Rating:	B37.
Tenure:	We understand that the property is Freehold.
Viewing:	Strictly by prior appointment with the Agent's Malton office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

Regulatory Compliance Charge
A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.

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