



**58 WESTGATE, GUISBOROUGH, TS14 6AY**  
TOWN CENTRE OFFICE & RESIDENTIAL FLAT  
FOR SALE

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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## FOR SALE: OFFICE & RESIDENTIAL FLAT

### LOCATION

The property is situated within Guisborough, a market town on the northern edge of the North York Moors National Park which lies approximately 8 miles to the south-east of Middlesbrough, 20 miles east of Darlington and 60 miles north of York.

The property is more particularly located on the north side of Westgate which is the "High Street" within Guisborough town centre. The property is centrally situated adjacent to the United Reform Church and other residential dwellings which are interspersed between commercial, retail, licensed and services occupiers within Westgate.

### DESCRIPTION

The property comprises a two storey semi-detached building arranged to provide a self-contained office, kitchen and WC on the ground floor, together with a self-contained flat to the first floor comprising lounge, kitchen, bathroom and double bedroom.

The flat is accessed from the rear of the property via a ground floor entrance hall leading to a stairwell.

The ground floor office suite is accessed from the front of the building via a doorway constructed within the original bay window.

The property is of sandstone construction under a pitched, slate covered roof, having single glazed timber framed windows.

Internally, the property is heated via a central heating boiler to the first floor flat and the property is separately metered at ground and first floor for electricity, water and gas services.

Externally, the property has pedestrian access from Westgate to the front of the property and pedestrian access to the side and rear of the property where there is a small garden area.

Please note that there is no vehicular access or parking with the property.

### ACCOMMODATION

The approximate areas are as follows.

Ground Floor	31.49 sqm / 339 sq ft
First Floor	42.34 sq m / 456 sq ft
Total	73.83 sq m / 795 sq ft

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## DEVELOPMENT OPPORTUNITIES

The property may have potential for the conversion of the ground floor to a residential flat or alternatively for the integration of the ground floor with the first floor to create a larger dwelling. (Subject to the appropriate consents).

## TENURE

The Property is to be sold freehold with vacant possession.

## PRICE

Unconditional offers are invited around £110,000 subject to contract.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction.

## VAT

VAT is not applicable.

## VIEWING

Strictly by appointment through this office only.

Contact – Jack Robinson  
Email - [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)  
Tel - 01642 713303

Subject to Contract

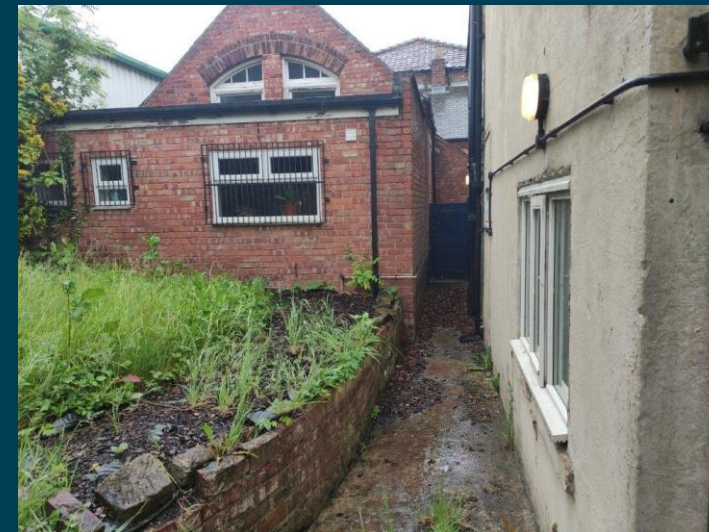
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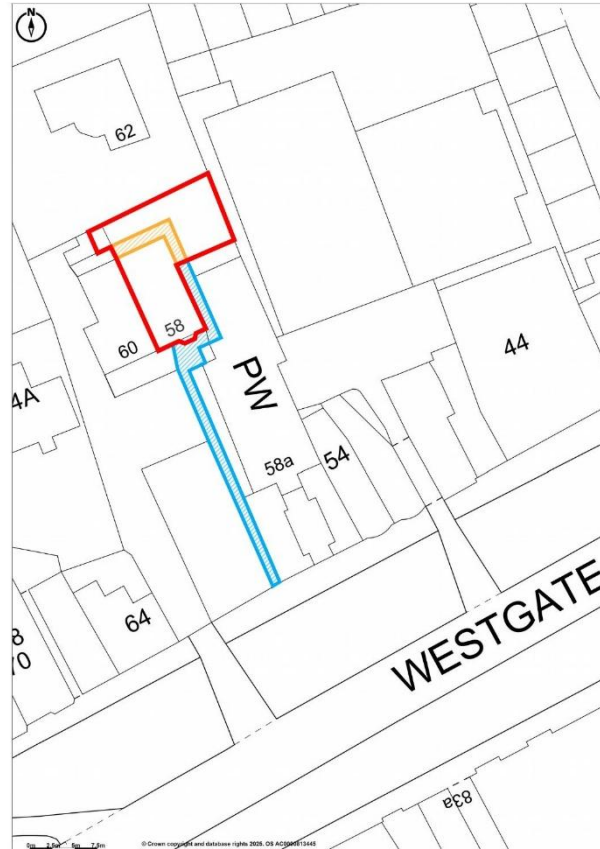
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# 58 WESTGATE, GUISBOROUGH, TS14 6AY

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58 & 58 A Westgate Guisborough, TS14 6AY  
Proposed Transfer Plan



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

Red Line Boundary - Freehold Property to Transfer

Orange Hatched Area - Access Rights Reserved for the benefit of the Retained Land.

Blue Hatched Area - Access Rights Granted for the benefit of the Property to be transferred.

# 58 WESTGATE, GUISBOROUGH, TS14 6AY

## FOR SALE: OFFICE & RESIDENTIAL FLAT

### Energy performance certificate (EPC)

58, Westgate GUISBOROUGH TS14 6AY	Energy rating <b>C</b>	Valid until: 6 February 2030
		Certificate number: 0267-2893-7422-2000-7075

Property type: **Top-floor flat**  
Total floor area: **49 square metres**

#### Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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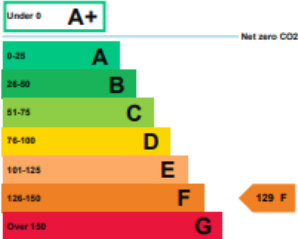
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Energy performance certificate (EPC)		
GF ONLY 58 WESTGATE GUISBOROUGH TS14 6AY	Energy rating <b>F</b>	Valid until: 1 March 2036
		Certificate number: 8328-3836-0337-7989-1336
Property type	Offices and Workshop Businesses	
Total floor area	33 square metres	
<b>Rules on letting this property</b>		
<b>! You may not be able to let this property.</b>		
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Properties can be let if they have an energy rating from A+ to E. The <a href="#">recommendation report</a> sets out changes you can make to improve the property's rating.		
<b>Energy rating and score</b>		
This property's energy rating is F.		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.		
		

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