

Ryden

TO LET

RETAIL UNIT IN THE
CENTRE OF GUISBOROUGH
172.37 SQ. M. (1,856 SQ. FT.)

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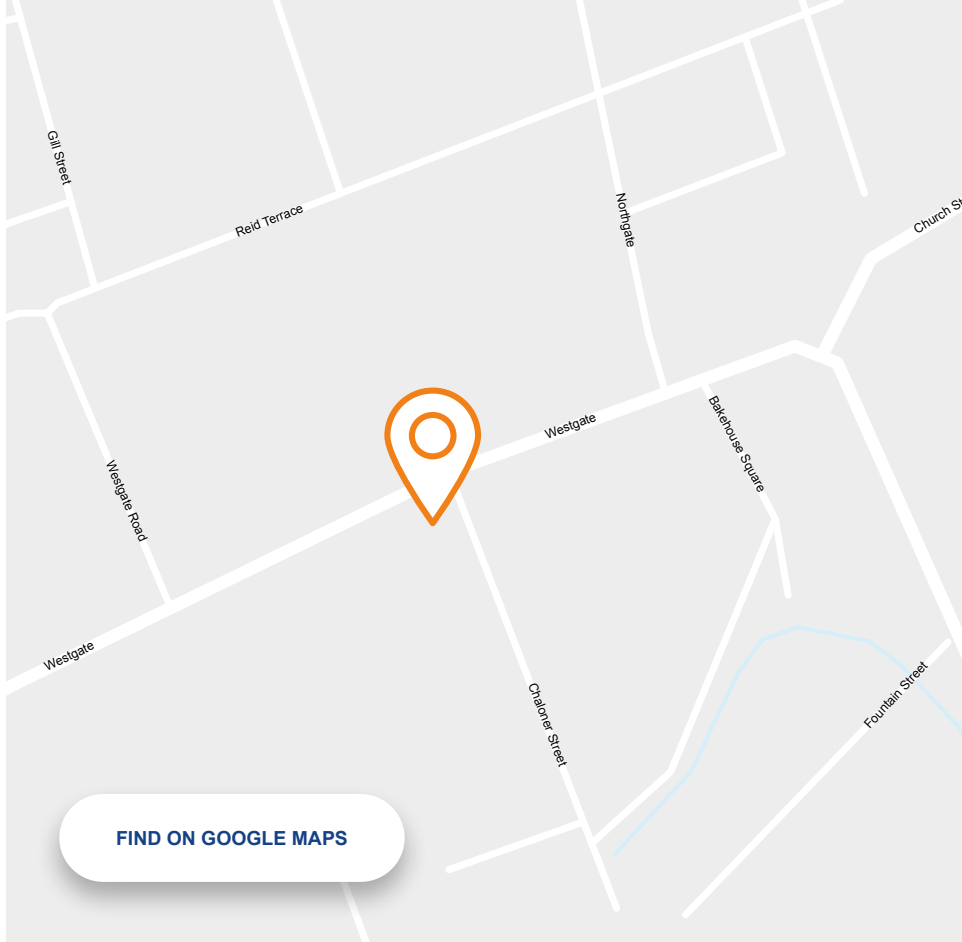


31 WESTGATE
GUISBOROUGH
TS14 6BG

PROMINENT
CORNER POSITION

ESTABLISHED RETAIL
LOCATION WITHIN A
BUSY MARKET TOWN

SURROUNDING
OCCUPIERS INCLUDE
GREGGS, SUPERDRUG,
COOPLANDS AND BOOTS



**PROMINENT
POSITION ON
WESTGATE
WITH A RETURN
FRONTAGE ONTO
CHALONER
STREET**



LOCATION

The property is located on Westgate, being the main retail offering within the market town of Guisborough. The property occupies a prominent position on Westgate with a return frontage onto Chaloner Street and is situated in the immediate vicinity of a wide range of national retailers including Superdrug, Greggs, Cooplunds and Boots.

DESCRIPTION

The property comprises a two storey retail unit forming part of a parade of similar units in the main retail centre within Guisborough.

The ground floor provides an open plan shop having a timber framed single glazed shop front unit with a single door entrance. There is a second entrance to the retail space on the return frontage to Chaloner Street.

The upper floor was previously used as offices in supplement to the ground floor use, but now provides basic cellular office/ ancillary space, W.C. facilities and a kitchen.

ACCOMMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	100.13	1,078
FIRST FLOOR	72.24	778
TOTAL	172.37	1,856

TERMS

The property is offered To Let on a full repairing and insuring lease for a term to be agreed.

Rent - £22,000 PA

RATEABLE VALUE

We are advised that the property is assessed with rateable values as follows:

£27,000

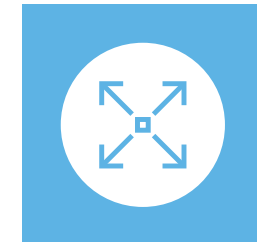
Details on the current uniform business rates are available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been carried out with a rating of C (74)

VAT

Prices and rental are exclusive of VAT if chargeable





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**31 WESTGATE
GUISBOROUGH
TS14 6BG**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

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