



To Let

Retail

(193.39 Sq.M) 2,082 Sq.Ft

59-61, Westgate, Guisborough
North Yorkshire,
TS14 6AF

align Chartered
Surveyors

Description

A retail premises with a large double shop frontage is set across two floors, providing fantastic opportunities for national chains to expand their presence in this North Yorkshire Market Town Centre of Guisborough. This unit benefits from a new grant funded shop front and internal modernisation which was previously occupied by a opticians and butchers.

The property features a large open plan retail space on the ground floor with first floor storage and office space.

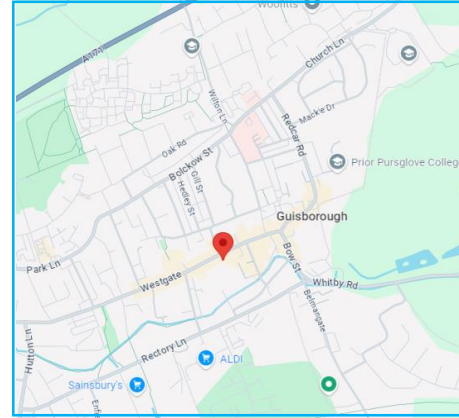
The premises benefits from a 8.2m glazed shop frontage. This unit is located in the prime shopping area of Guisborough with passing trade and busy traffic footfall.

Location

59-61 Westgate is situated in Guisborough Town Centre, surrounded by local occupiers such as Café Nero, Greggs, Cooplands, Costa Coffee, Morrisons supermarket, Sainsbury's and The Yorkshire Trading Co. is in a short walking distance.

The properties close proximity to the A171 provides excellent communication links to the market town of Stokesley (5 miles) West, Whitby Tourist Town is situated (20 miles) to the East with Middlesbrough Town (10 miles) North of Guisborough. The A19 North and South can be accessed providing links to larger Cities including Newcastle, Durham, York and Leeds approximately 1-1.5 hours commuting time.

Location Plan



Floor Areas IPMS

Floor	Sq. m.	Sq. ft.
GF Retail	135.05	1,454
First Floor	58.34	628
Total	193.39	2,082



High Street Retail

Comprising a large open plan ground floor retail unit with added first floor space and storage.



Business Rates

All enquiries are to be made directly to the Valuation office.

Rent

Rent is **£25,000 per annum**, exclusive.

Terms

Terms to be agreed by way of new lease terms on a Full Repairing and Insuring (FRI) basis.

Planning Permission

Recent planning permission has been secured on this property. **Ref No R/2022/0520/CA** for further details please visit the Redcar & Cleveland Borough Council Planning Portal.

EPC

The retail premises has an energy performance rating and can be provided upon request.

Viewing

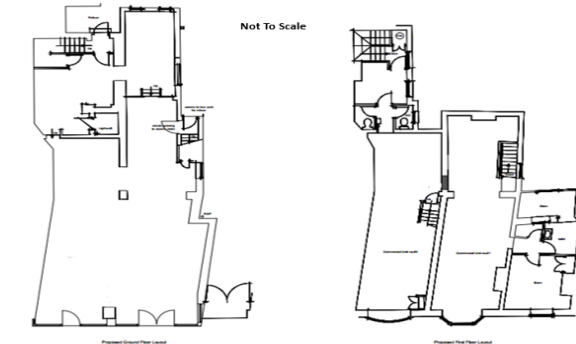
All viewings are to be arranged through Align Chartered Surveyors or our joint agents Pattinson Commercial by contacting one of the agents below:

Christopher.Black@alignsurveyors.co.uk
07944 946 030

Julie.anderson@pattinson.co.uk
07968 799 734

Legal Costs

Each party to pay their own costs associated with this transaction.



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