

WHITBY • 28 BAXTERGATE



LOCATION

Whitby is a seaside town and popular tourist destination located in North Yorkshire, approximately 20 miles north of Scarborough and 30 miles south east of Middlesbrough.

The town has a population of approximately 13,200 (Census, 2011).

Whitby represents a unique shopping experience and is home to several high street brands and a complementary mix of independent retailers, cafes, pubs & restaurants.

The subject property occupies a prominent pitch on Baxtergate, which represents the prime focus for retail in the town.

Occupiers in the nearby vicinity include **M&Co**, **Superdrug**, **Boots**, **Heron**, **Boyes** and **Yorkshire Trading Company**.

SUBJECT TO CONTRACT AND VACANT POSSESSION

TERMS

The unit is available by way of a new effective full repairing and insuring lease. Rent on application.

ACCOMODATION

The property is arranged over ground and first floor with basement and provides the following net internal areas:

Ground Floor Sales | 640 sqft (59.5 sqm)

First Floor Ancillary | 636 sqft (59.1 sqm)

Basement Ancillary | 84 sqft (7.8 sqm)

TOTAL | 1,360 sqft (126.4 sqm)

*Floor areas subject to on-site verification

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £16,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

We understand that the property is not currently elected for VAT.

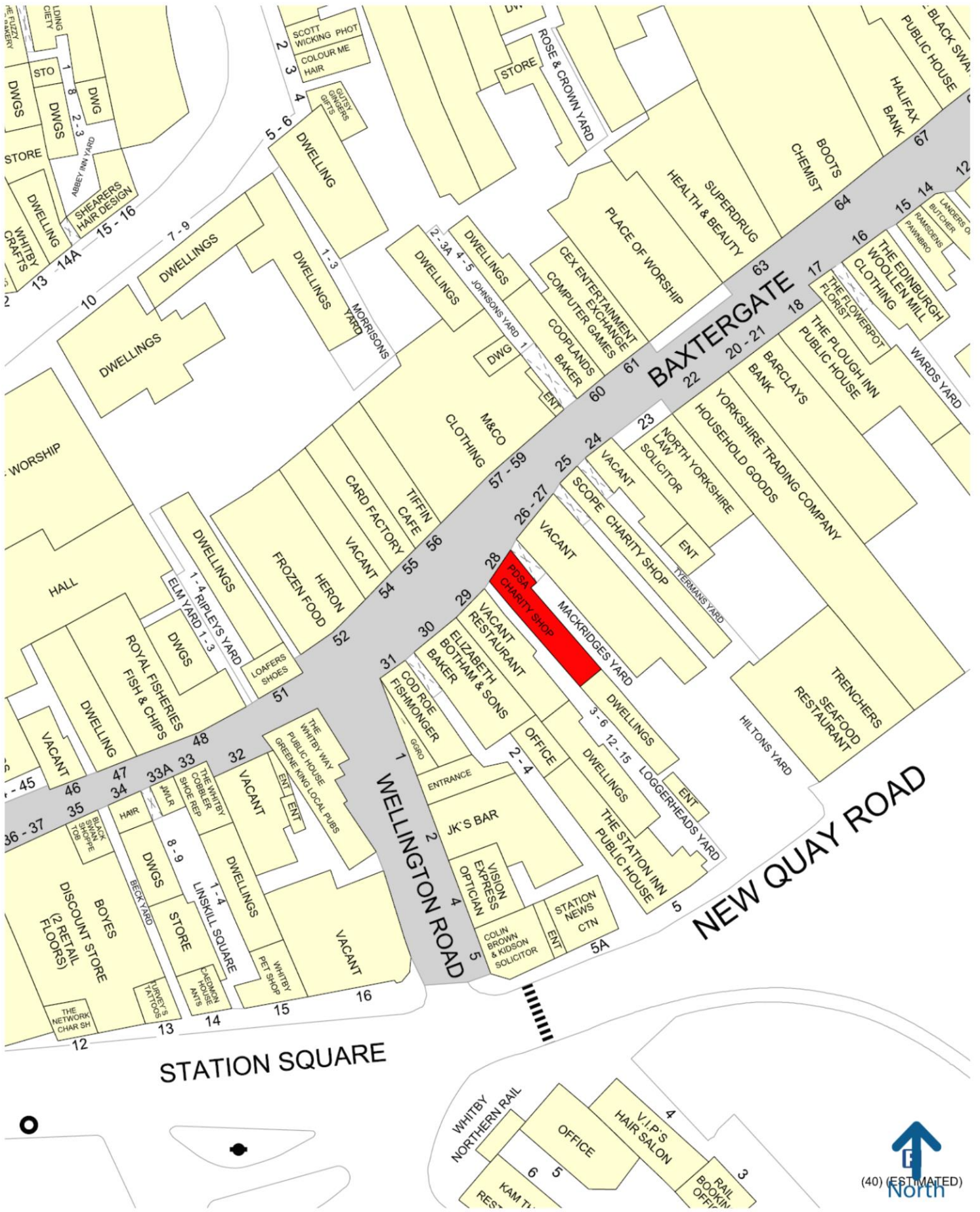
VIEWINGS

Strictly via prior appointment through the letting agents

Rawstron Johnson - 0113 450 7000 or

Email: **David Rawstron** – david@rj-ltd.co.uk

PRIME SHOP TO LET



(40) (ESTIMATED)



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