

PRIME LARGE SHOP UNIT TO LET

Guisborough – 75 Westgate, TS14 6AF

**Mason
Partners**



Location

The subject premises are located in Guisborough which is a popular market town that is situated approximately 10 miles south east of Middlesbrough on the main A171 road. The property is situated on the southern side of Westgate which is the principal retail area in Guisborough and benefits from proximity to Morrisons supermarket with 180 space car park and is adjacent to Yorkshire Trading Company.

Accommodation

The subject premises are arranged on ground and first floor and comprise the following approximate areas:-

Ground Floor NIA	4,942 sq ft	459.12 sq m
Ground Floor Ancillary	78 sq ft	7.24 sq m
First Floor Ancillary	1,192 sq ft	110.74 sq m

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£65,000 per annum exclusive of VAT and rates.

Rating Assessment

Rateable Value	£68,000
Rates Payable	£34,816

Interested parties are advised to make their own enquiries with the local council to verify this information.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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