

PROMINENT SHOP FOR SALE / TO LET



32 BAXTERGATE, WHITBY, YO21 1BN

LOCATION

Whitby is a popular coastal town on the North Yorkshire Coast and on the edge of the North Yorkshire Moors National Park. It is a former seaport and whilst it has a number of relatively small local industries related to the port activities such as fishing, tourism is a major employer and part of the local economy.

One of the main tourist attractions is the North Yorkshire Moors railway, with regular services to and from Pickering. The main road access is the A171 with Scarborough some 20 miles to the south and the industrial area of Teesside some 25 miles to the north.

SITUATION

The shop is located on pedestrianised Baxtergate close to other multiple retailers including Boyes Department Store, Boots, Heron Frozen Foods and Costa Coffee.

DESCRIPTION

Lower ground floor retail unit offering sales area, storage, kitchen area and separate wc.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	8.46m	27'9"
Internal Width	8.03m	26'4"
Shop Depth	13.92m	45'8"
Lower GF Sales	93.00 sq.m	1,001 sq.ft
Lower GF Storage	15.00 sq.m	167 sq.ft.

TERMS / PRICE

The freehold is available with vacant possession at offers in the region of £130,000 subject to contract.

Alternatively, a letting would be considered at a rent in the region of £14,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £15,750
Rates Payable £ 7,733 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

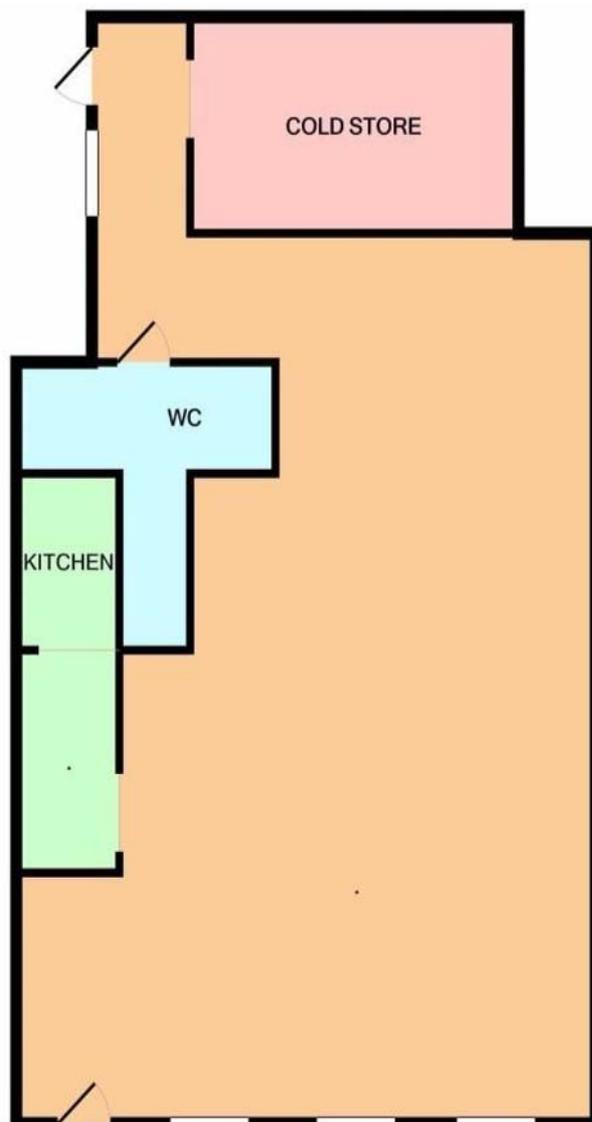
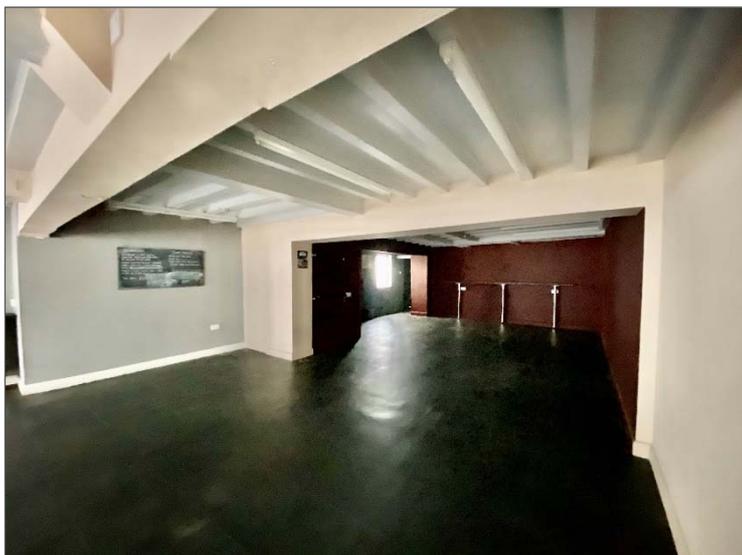
FURTHER INFORMATION/VIEWING

Via the joint agents:-

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Subject to Contract
Aug 2020



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.