

45 - 47 WESTGATE GUISBOROUGH TS14 6AF

FOR SALE: MIXED USE TOWN CENTRE INVESTMENT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is situated on Westgate, the prime retail pitch in the centre of Guisborough, a market town on the northern edge of the North York Moors National Park which lies approximately 8 miles to the south-east of Middlesbrough, 20 miles east of Darlington and 60 miles north of York.

Holding a central position on the southern side of Westgate, the property is positioned between Café Nero and Greggs with other retailers in Guisborough including, Boots, Morrisons, Dandy Threads, Costa and Heron Frozen Foods. Free disc parking is available immediately outside the premises and it is surrounded by other local retailers and businesses.

DESCRIPTION

The property has considerable double frontage to Westgate and comprises a ground floor retail unit occupied by a local tenant trading as the town's main Post Office branch and a separate first floor flat.

47 Westgate is configured to provide open plan ground floor sales area with ancillary areas to the rear including stores, staff room and WCs.

45 Westgate provides first floor residential flat arranged as 2 bedrooms, lounge / dining room, kitchen, shower room and WC.

ACCOMMODATION

The unit has the following approximate areas:

Ground Floor

Sales Area	111.78 sq m	1,203 sq ft
Offices	20.31 sq m	218 sq ft
Stores	14.37 sq m	155 sq ft
WC		
Total (NIA)	146.46 sq m	1,576 sq ft

First Floor

Lounge / Dining Room	4.37m x 4.14m	
Kitchen	3.23m x 3.15m	
Shower Room	1.93m x 1.02m	
Bedroom 1	4.00m x 3.15m	
Bedroom 2	3.20m x 2.13m	
WC	2.03m x 2.00m	
Total (GIA)	64.00 sq m	689 sq ft

RATEABLE VALUE

The ground floor has a rateable value of £23,000. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

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COUNCIL TAX BAND

The first floor flat has a Council Tax Banding of A.

TENURE

47 Westgate is currently let to a private individual, on a 25 year FRI lease from 30 June 2014, at a passing rent of £22,800 per annum. There are around 14 years remaining on the lease, with 3 yearly upward only rent reviews with the next break clause date being July 2034.

45 Westgate is currently let on a 12 month AST from 23 April 2025 at a passing rent of £595.00 per month.

The total rent receivable by the landlord is presently £29,940 per annum exclusive.

Documentation available on request.

OPPORTUNITY

The freehold investment is available to purchase at an asking price of £350,000 exclusive of VAT if applicable.

The property is occupied by an established Post Office Branch situated in the centre of the historic town of Guisborough on the northern edge of the North York Moors.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction.

VAT

All rent / prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office only.

Contact – Jack Robinson / Paul Stevenson
Email - jack@thomas-stevenson.co.uk
Tel - 01642 713303

Subject to Contract

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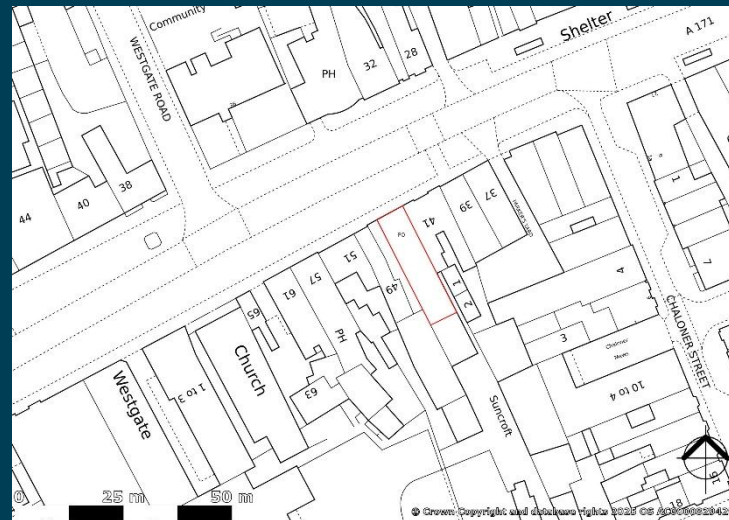
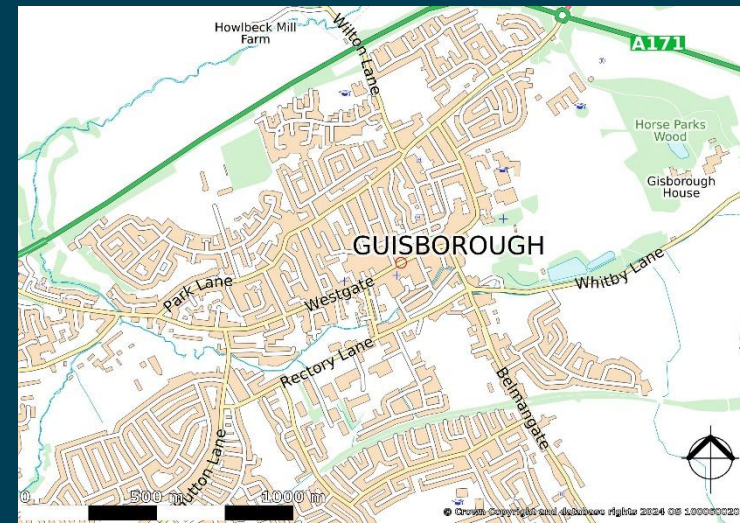
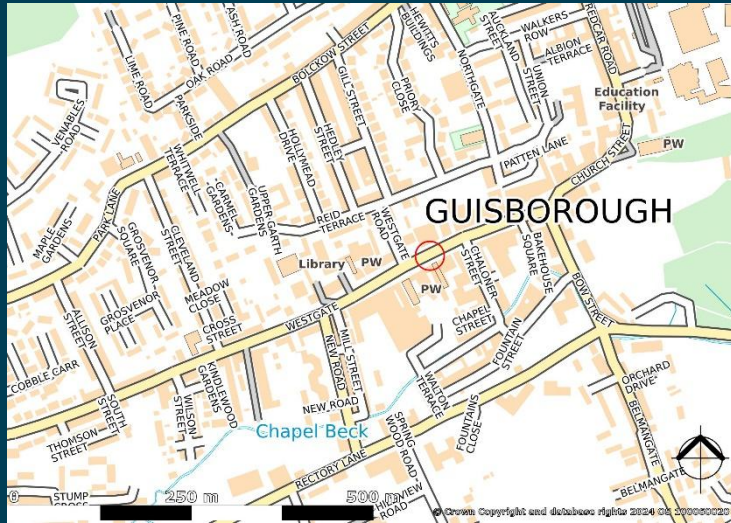
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Energy performance certificate (EPC)

! This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).
dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Post Office 47 Westgate GUISBOROUGH TS14 6AF	Energy rating C	This certificate expired on: 1 December 2023
		Certificate number: 9020-5969-0357-8200-6060

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 160 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 9 energy rating is C. Net zero CO2

Energy performance certificate (EPC)

First Floor Flat 45 Westgate GUISBOROUGH TS14 6AF	Energy rating D	Valid until: 31 January 2033
		Certificate number: 3137-6722-3200-0059-3206

Property type: Top-floor flat
Total floor area: 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

See how to [improve this property's energy](#)

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