



**FOR SALE /
TO LET**

**125 High Street
Great Ayton
TS9 6BW**

- **Prominent Location**
- **Rent £18,000 pa**
- **Offers in the region of £250,000**
- **Total NIA 88.28 sq. m (950.24 sq. ft)**

Location

The premises are located to the eastern end of Great Ayton High Street and opposite The Green. Nearby occupiers include the Pharmacy and Co-operative Foods.

Great Ayton is a village located on the edge of the North York Moors. It lies 7 miles south east of Middlesbrough and 3 miles north east of Stokesley.

The village has good road links to the A172 which provides access to the A19.

Accommodation

Description		
Shop frontage	7.59 m	24'9"
Shop depth	9.7 m	31'8"
Ground floor NIA	61.14 sq. m	658 sq. ft
First floor NIA	27.14 sq. m	292 sq. ft
Total NIA	88.28 sq. m	950 sq. ft

Rateable Value

With effect from 1st April 2017 we understand that the property is assessed for rating purposes as follows:-

Rateable Value £11,750
UBR 2017/2018 46.6p

Interested parties should verify the accuracy of this information and make their own enquiries from the Local Rating Authority.

Description

The premises comprise a ground floor and first floor retail unit with office accommodation. Internally, the premises has a modern air conditioning system with first floor WC and kitchenette facilities. There is an external service yard area which is also available to let.

Energy Performance Certificate

The EPC rating is Band D(82) and a full copy is available upon request.

Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £18,000 per annum.

The premises are also available to purchase freehold with offers invited in the region of £250,000.

VAT

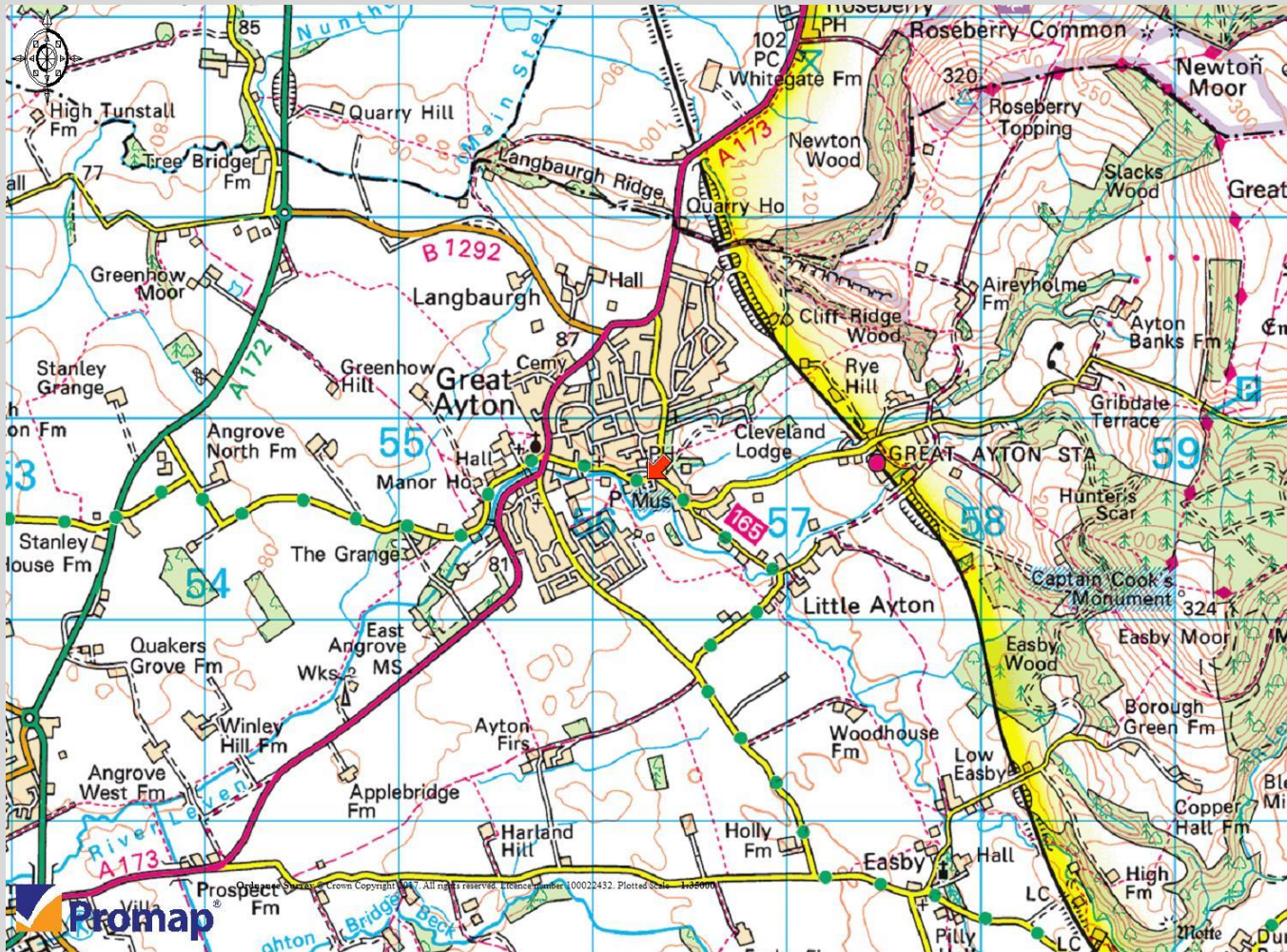
All prices quoted are exclusive of VAT.

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings and Further Information

Strictly by prior appointment with the agents:

- Contact:** George Williams
Tel No: 01642 426 922
Email: george.williams@sw.co.uk
- Contact:** Mark Convery
Tel No: 0191 269 0103
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