

**TO LET - £40,000 per annum, exclusive**

**67 Baxtergate, Whitby, North Yorkshire,  
YO21 1HB**

**Prime Town Centre Retail Premises – 2,185sq.ft.**

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## SITUATION/LOCATION

The property fronts Baxtergate, the prime shopping street linking New Quay Road with Station Square in the heart of Whitby town centre. Notable occupiers in the vicinity include Costa, Boots, Superdrug, Barclays, Trespass and Ramsdens among others. Whitby is a desirable seaside town and popular tourist destination situated on the North East Coastline approximately 18 miles north of Scarborough, 30 miles east of Middlesbrough and 45 miles west of Darlington. There are a number of public car parking facilities available close by.

## DESCRIPTION

Mid-terrace two storey shop premises of traditional brick construction incorporating an attractive timber encased shop front to Baxtergate.

The ground floor comprises an open plan and versatile sales area incorporating a suspended ceiling with integrated lighting and electrically operated heating/ cooling.

There is separate access to the first floor from Baxtergate comprising a number of cellular office rooms with kitchen/ wcs and ancillary storage.

Externally there is a small enclosed yard at the rear held over split level.

The property may suit a variety of business uses subject to obtaining any required Landlord, Local Authority, Planning / Statutory consents.

## ACCOMMODATION

Ground Floor	133.05sq.m.	1,432sq.ft.
First Floor	69.94sq.m.	753sq.ft.
Net Internal Area	202.99sq.m.	2,185sq.ft.

## TENURE

Leasehold

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

£36,250

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-57



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