

58 WESTGATE, GUISBOROUGH, TS14 6AY
TOWN CENTRE OFFICE & RESIDENTIAL FLAT
FOR SALE

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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www.thomas-stevenson.co.uk

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LOCATION

The property is situated within 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.

The property is more particularly located on the north side of Westgate which is the "High Street" within Guisborough town centre. The property is centrally situated adjacent to the United Reform Church and other residential dwellings which are interspersed between commercial, retail, licensed and services occupiers within Westgate.

DESCRIPTION

The property comprises a two storey semi-detached building arranged to provide a self-contained office, kitchen and WC on the ground floor, together with a self-contained flat to the first floor comprising lounge, kitchen, bathroom and double bedroom.

The flat is accessed from the rear of the property via a ground floor entrance hall leading to a stairwell.

The ground floor office suite is accessed from the front of the building via a doorway constructed within the original bay window.

The property is of sandstone construction under a pitched, slate covered roof, having single glazed timber framed windows.

Internally, the property is heated via a central heating boiler to the first floor flat and the property is separately metered at ground and first floor for electricity, water and gas services.

Externally, the property has pedestrian access from Westgate to the front of the property and pedestrian access to the side and rear of the property where there is a small garden area.

Please note that there is no vehicular access or parking with the property.

ACCOMMODATION

The approximate areas are as follows.

Ground Floor	31.49 sqm / 339 sq ft
First Floor	42.34 sq m / 456 sq ft
Total	73.83 sq m / 795 sq ft

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DEVELOPMENT OPPORTUNITIES

The property may have potential for the conversion of the ground floor to a residential flat or alternatively for the integration of the ground floor with the first floor to create a larger dwelling. (Subject to the appropriate consents).

TENURE

The Property is to be sold freehold with vacant possession.

PRICE

Unconditional offers are invited around £110,000 subject to contract.

LEGAL COSTS

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

VAT

VAT is not applicable.

VIEWING

Strictly by appointment through this office only.

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

Subject to Contract

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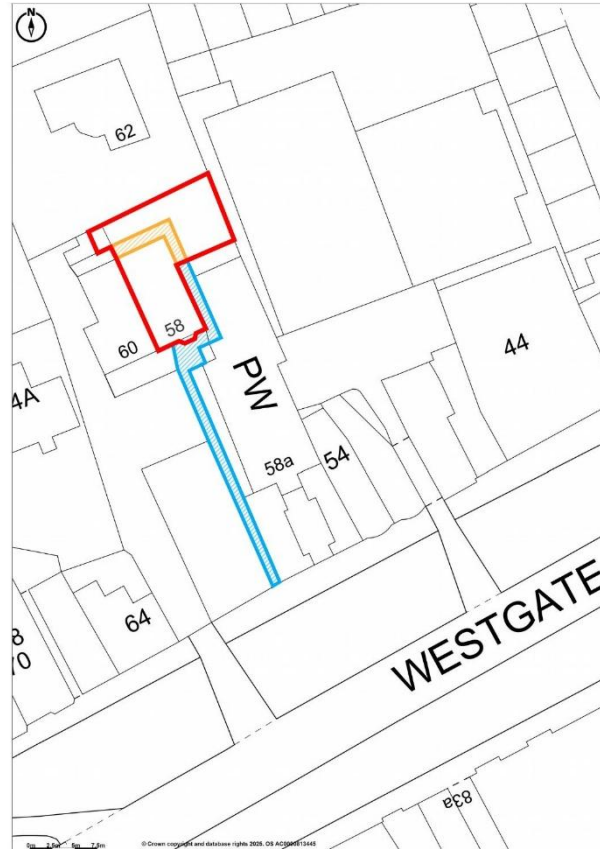
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58 & 58 A Westgate Guisborough, TS14 6AY
Proposed Transfer Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

Red Line Boundary - Freehold Property to Transfer

Orange Hatched Area - Access Rights Reserved for the benefit of the Retained Land.

Blue Hatched Area - Access Rights Granted for the benefit of the Property to be transferred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thomas : Stevenson can advise you in respect of:

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Compulsory Purchase Compensation

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