

28B CHALONER STREET, GUISBOROUGH, TS14 6QD

TO LET: GROUND FLOOR RETAIL IN A POPULAR LOCATION WITH PARKING



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the popular market town of Guisborough, 22 miles north-west of Whitby and 10.5 miles south-east of Middlesbrough. The town sits on the edge of the North Yorkshire Moors.

The property is situated on the west side of Chaloner Street, a popular commercial location, perpendicular to Westgate. The property holds close proximity to Fountain Street Car Park and renovated Town Hall. Chaloner Street is one of the most popular streets in Guisborough with very low vacancy rates and a variety of commercial occupiers.

Occupiers in the immediate vicinity include Brass Monkey, Flower Box, J's Gents Hairdressing, Guisborough Book Shop, Sergio's Italian, The Priory Bistro and Line Two.

DESCRIPTION

The property comprises a ground floor commercial unit within a mixed use two storey building arranged as a sales/office area, kitchenette and toilet.

The property, most recently occupied as an office by the Labour Party, benefits from roller shutter security and off street parking for 2 vehicles.

Suitable for a variety of uses, including beauty salon, offices and storage, the unit is available immediately.

RATING ASSESSMENT

The premises has a Rateable Value of £1,200. The property is subject to small business rate relief and therefore there are no rates payable.

ACCOMMODATION

The property provides the following approximate areas (NIA):

Sales Area/Offices:	11.53 sq m	(124 sq ft)
Kitchen:	1.59 sq m	(17 sq ft)
WC		

PROPOSED TERMS

The property is available at an asking rent of £5,200 per annum, on effectively full repairing and insuring terms for a term of years to be agreed.

VAT

The premises are not elected for VAT.

VIEWING

Strictly by appointment through this office only

Contact - Jack Robinson
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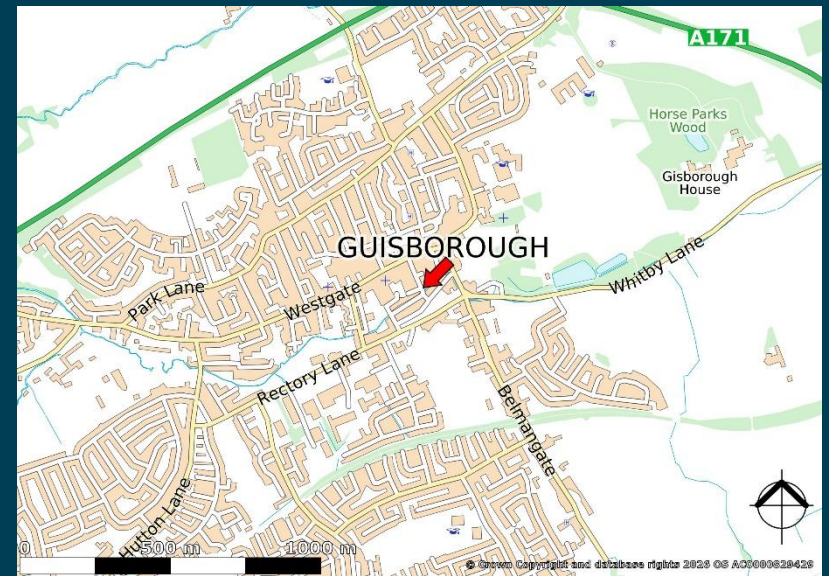
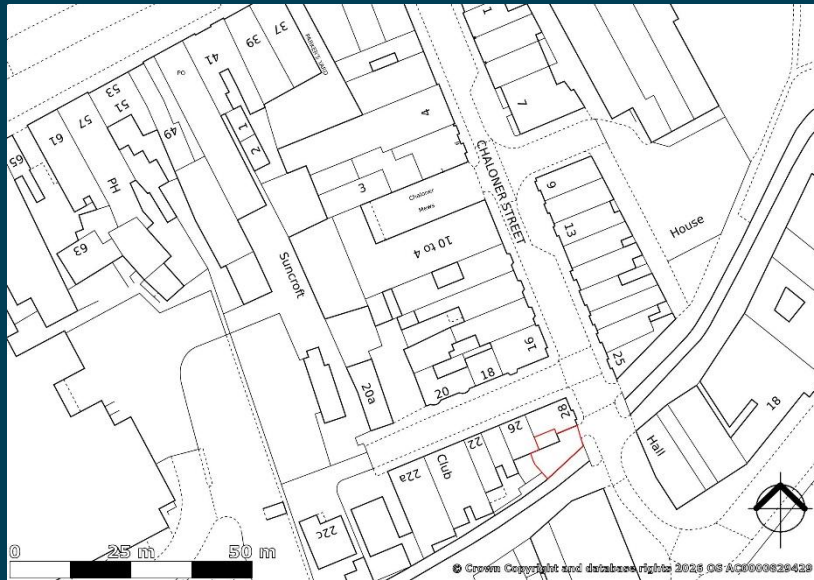
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