

GUISBOROUGH 2A CHALONER STREET

RETAIL UNIT TO LET

GOOD SECONDARY LOCATION JUST OFF WESTGATE



LOCATION

Guisborough is a popular and affluent market town located approximately 8 miles to the south-east of Middlesbrough.

The property fronts Chaloner Street, close to the junction with Westgate. Nearby occupiers include a mix of national and strong regional and local operators including **Reeds Rains Agent, Cooplands Bakers, Costa Coffee (new), Boots The Chemist, Guisborough Book Shop, Priory Coffee House** and **Truly Beautiful Bridalwear**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:-

Internal Width	7.06m	23'2"
Shop Depth	11.25m	36'11"
Ground Floor Sales	68.93 sq m	746 sq ft
First Floor Ancillary	44.78 sq m	382 sq ft

LEASE

The property is available by way of a new FRI lease for a term of years to be agreed.

RENT

Offers are invited in the region of £17,500 per annum exclusive.

RATES

The premises will be re-assessed for rating purposes once they have been split from the adjoining property.

Interested parties should seek further information from Redcar & Cleveland Borough Council on 01642 774 774.

COSTS

Each party to bear their own costs incurred in the transaction.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

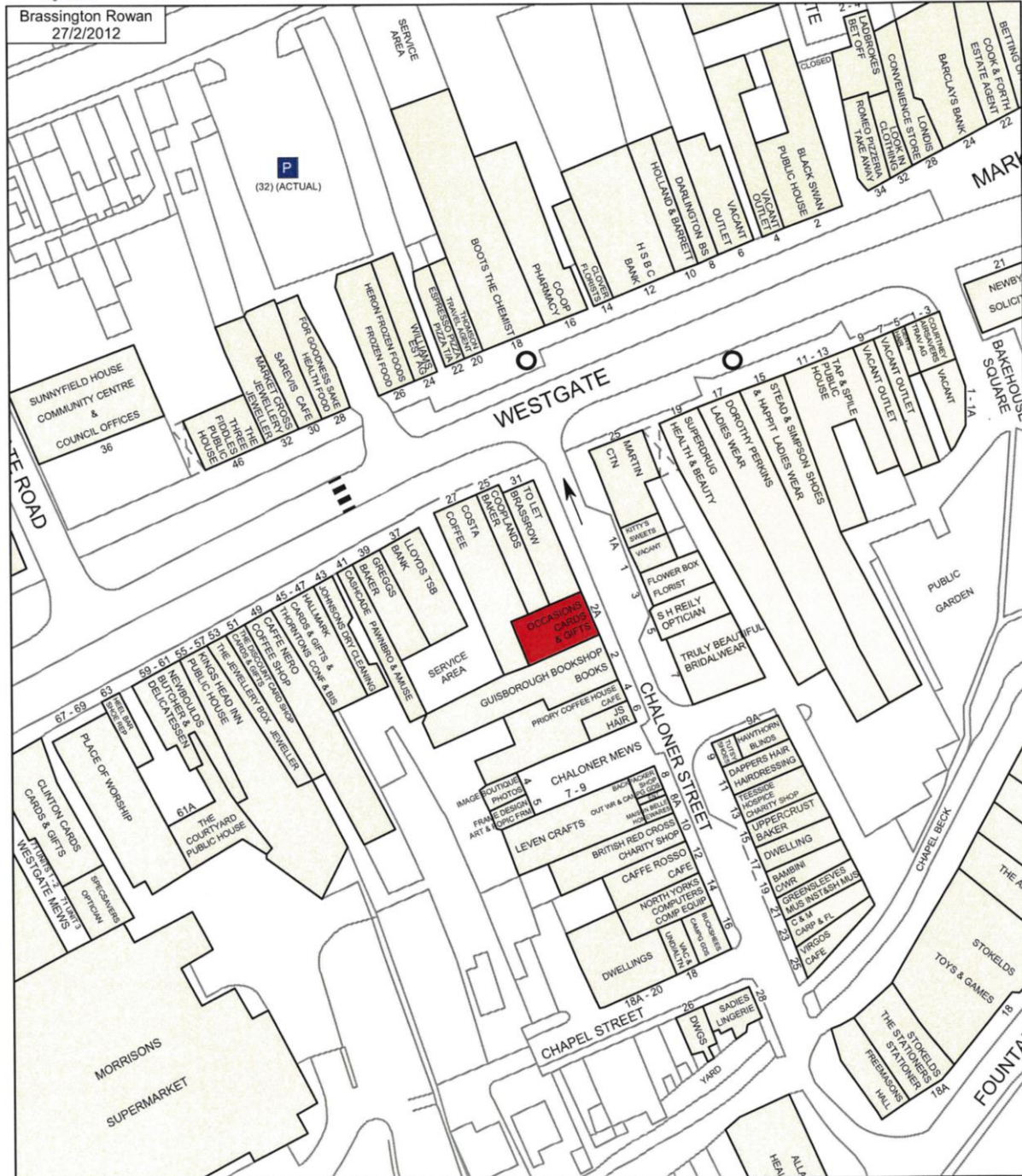
VIEWING & FURTHER INFORMATION

Please contact the sole agents Brassington Rowan in the first instance:-

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

Alex Mayor D: 0113 383 3757
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SUBJECT TO CONTRACT & VACANT POSSESSION



50 metres

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