

HIGH STREET PROPERTY / CLASS E
72-74 Baxtergate, Whitby YO21 1BB



Rent: £35,000 PA
Ground Floor Area
1,569 Sq ft / 146 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Whitby is a seaside town in the Scarborough Borough of North Yorkshire, located approximately 31 miles from Middlesbrough, and 46 miles from York.

The property is situated on Baxtergate, which features many local and national occupiers.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,569	145.76
First Floor	1,201	111.58

Rent:

£35,000 per annum

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires 28th September 2025. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £35,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2022

Subject to Contract

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Whitby



Experian Goad Plan Created: 29/11/2021

30 metres

