

# To Let



## Whitby

45 Flowergate, YO21 3BB

Ground Floor: 12,031 sq ft (1,117.7 sq m)

Rent: £100,000 pax

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**Location & Description:**

- **Whitby is a seaside town in the Scarborough Borough of North Yorkshire, located approximately 31 miles from Middlesbrough and 46 miles from York.**
- **The subject premises are situated on Flowergate in close proximity to Mountain Warehouse, Java Café, Mind and a variety of independent retailers.**
- **One of the only large footprint shop units in Whitby.**

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**Demise:**

Ground Floor 12,031 sq ft (1,117.7 sq m)  
First Floor 3,814 sq ft (354.2 sq m)

**Rent:**

£100,000 per annum exclusive.

**Lease:**

The premises are available on a new lease for a term of years to be agreed.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £135,000.

**Date Prepared:**

Updated June 2026

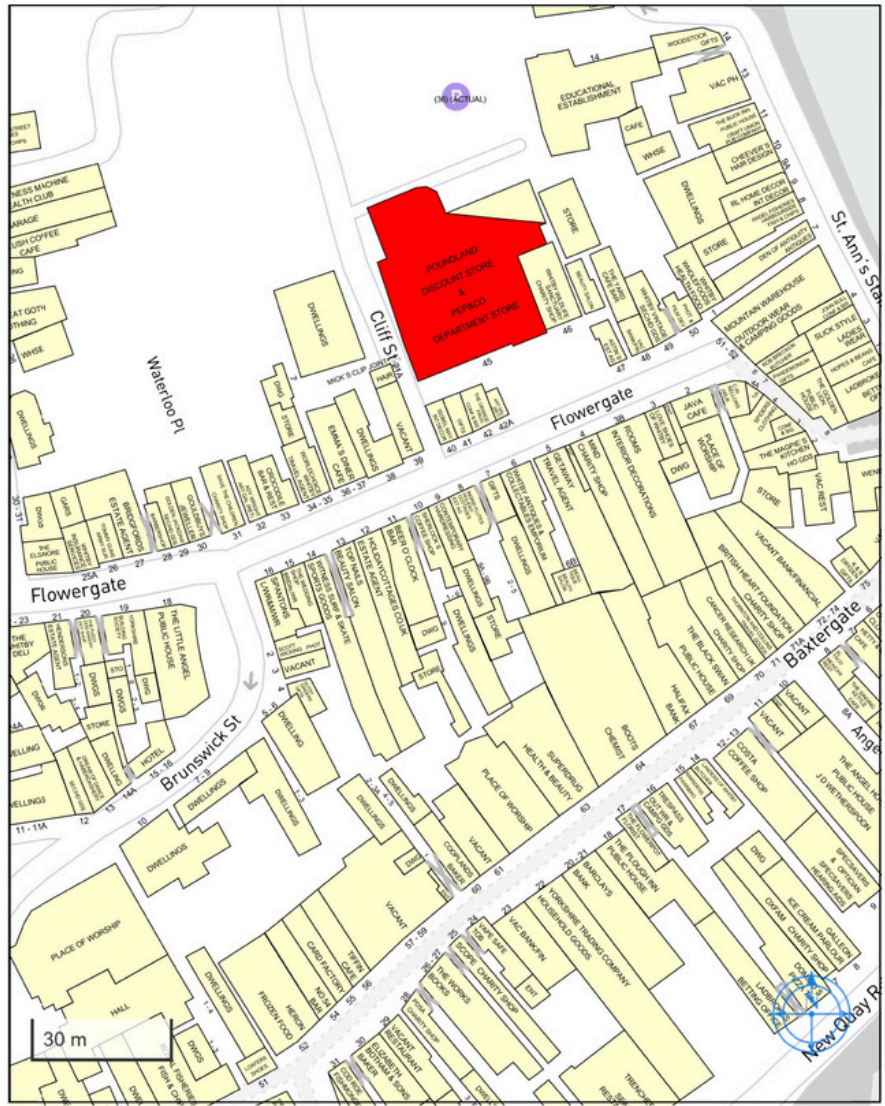
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Whitby (Poundland)  
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