Barker Proudlove

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A2

19 Church Street, Guisborough TS14 6HG



TO LET

Rent: **£15,000 PA**

Ground Floor Area

878 Sq ft / 82 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

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Location:
Guisborough is a market town in the North East of England. Situated just north of the North York Moors, approximately 9 miles south east of Middlesbrough and 20 miles west of Whitby.

The property is situated on Church Street amongst a mix of independent and national retailers. National retailers in the town include NatWest, Barclays, Age UK, Boots, Greggs, Subway, Dorothy Perkins and Costa.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	878	81.6
First Floor Storage	710	66.0
Second Floor Storage	734	68.2

Rent:
The passing rent is £15,000 per annum exclusive.

Tenure:
The premises are currently held on a Full Repairing and Insuring lease which expires on 23/06/2023. The lease is available by way of assignment or sub-letting.

Business Rates:
The premises currently has a rateable value of £14,000.

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

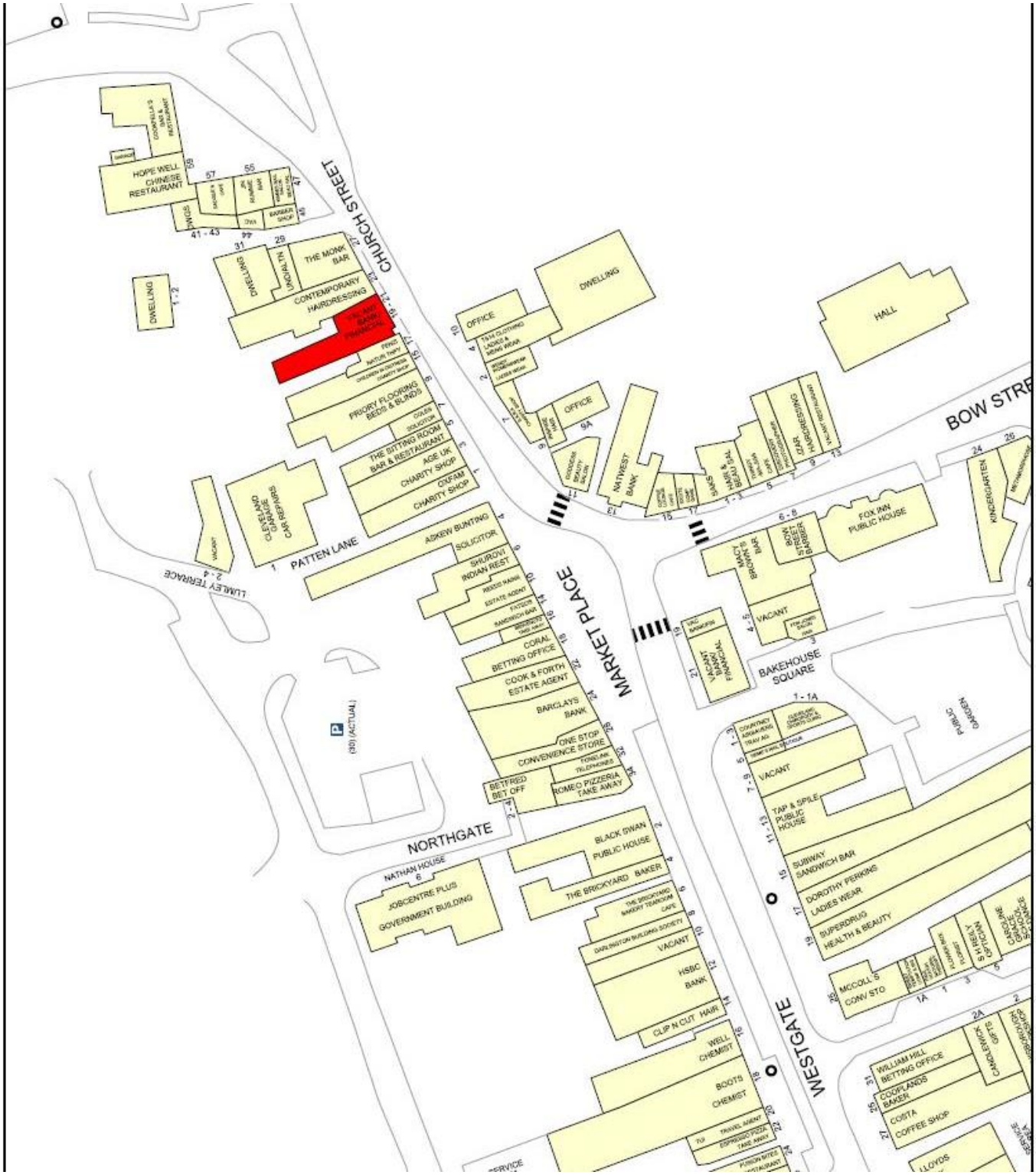
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
July 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020


CHURCH STREET
MARKET PLACE
WESTGATE
NORTHGATE
BOW STREET
PATTEN LANE
BAKEHOUSE SQUARE
LUMLEY TERRACE
HOPE WELL CHINESE RESTAURANT
THE MONK BAR
CONTEMPORARY HAIRDRESSING
THE SITTING ROOM BAR & RESTAURANT
PRIORY FLOORING BEDS & BLINDS
AGE UK CHARITY SHOP
OXFAM CHARITY SHOP
CLEVELAND GARAGE CAR REPAIRS
ASKEW BUNTING SOLICITOR
SHUKRONI INDIAN REST
CORAL BETTING OFFICE
COOK & FORTH ESTATE AGENT
BARCLAYS BANK
ONE STOP CONVENIENCE STORE
BETFRED BET OFF
ROMEO PIZZERIA TAKE AWAY
NATHAN HOUSE
JOBCENTRE PLUS GOVERNMENT BUILDING
BLACK SWAN PUBLIC HOUSE
THE BRICKYARD BAKER
VACANT
HSBC BANK
CLIP N CUT HAIR
WELL CHEMIST
BOOTS CHEMIST
NATWEST BANK
SIMS HAIR & BEAUTY
DWELLING
OFFICE
HALL
FOX INN PUBLIC HOUSE
MAC 15 BROWN BAR
BOW STREET BARBER
KINDERGARTEN
TAP & SPILE PUBLIC HOUSE
SUBWAY SANDWICH BAR
DOROTHY PERKINS LADIES WEAR
SUPERDRUG HEALTH & BEAUTY
MCCOLL'S CONV STO
S H REILY OPTICIAN
WILLIAM HILL BETTING OFFICE
COOPLANDS BAKER
COSTA COFFEE SHOP
CANDLEWICK GIFTS
LLOYDS
PUBLIC GARDEN
(30) (ACTUAL)