

## WHITBY • 28 BAXTERGATE



### LOCATION

Whitby is a seaside town and popular tourist destination located in North Yorkshire, approximately 20 miles north of Scarborough and 30 miles south east of Middlesbrough.

The town has a population of approximately 13,200 (Census, 2011).

Whitby represents a unique shopping experience and is home to several high street brands and a complementary mix of independent retailers, cafes, pubs & restaurants.

The subject property occupies a prominent pitch on Baxtergate, which represents the prime focus for retail in the town.

Occupiers in the nearby vicinity include **M&Co**, **Superdrug**, **Boots**, **Heron**, **Boyes** and **Yorkshire Trading Company**.

**SUBJECT TO CONTRACT AND VACANT POSSESSION**

### TERMS

The unit is available by way of a new effective full repairing and insuring lease. Rent on application.

### ACCOMODATION

The property is arranged over ground and first floor with basement and provides the following net internal areas:

**Ground Floor Sales | 640 sqft (59.5 sqm)**

**First Floor Ancillary | 636 sqft (59.1 sqm)**

**Basement Ancillary | 84 sqft (7.8 sqm)**

**TOTAL | 1,360 sqft (126.4 sqm)**

\*Floor areas subject to on-site verification

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £17,500**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

We understand that the property is not currently elected for VAT.

### VIEWINGS

Strictly via prior appointment through the letting agents

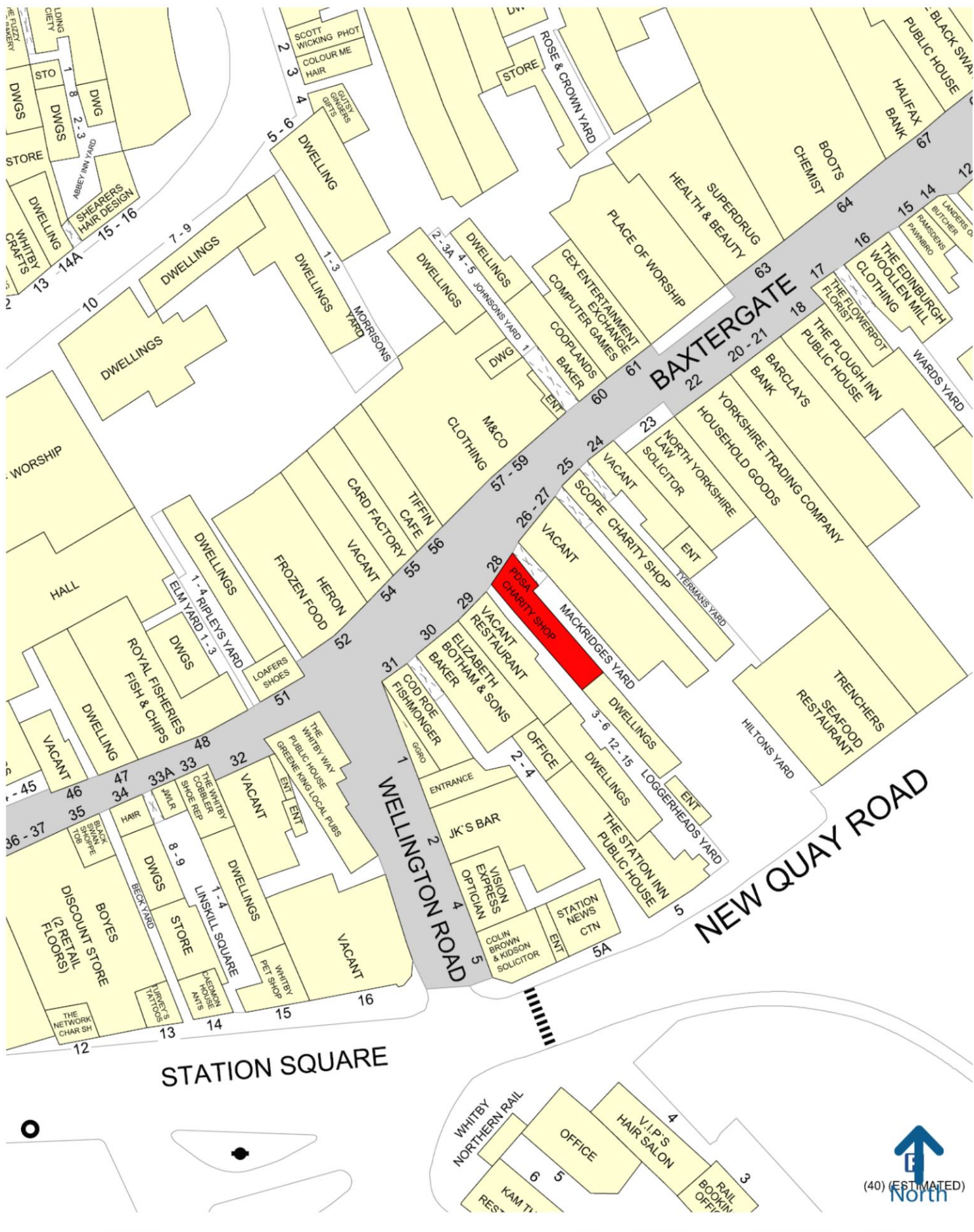
**Rawstron Johnson - 0113 450 7000** or

Email: **Lawrence McCourt – [lawrence@rj-ltd.co.uk](mailto:lawrence@rj-ltd.co.uk)**

**David Rawstron – [david@rj-ltd.co.uk](mailto:david@rj-ltd.co.uk)**

**PRIME SHOP TO LET**





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