

FOR SALE – Price £178,500

**40 Westgate
Guisborough, Cleveland, TS14 6AY**

Investment Opportunity

CARVER
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CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property is located on the main shopping thoroughfare close to the prime retail centre of Guisborough within a terrace of traditional Cleveland Stone properties. Other occupiers in the vicinity include Yorkshire Trading Company, M&Co and Clarks Shoes. Card Factory lies adjacent. Guisborough is a thriving and expanding Market Town approximately 10 miles east of Middlesbrough and Westgate is located on the main traffic route through the town centre to the North York Moors and Whitby which lies approximately 21 miles east via the A171.

PREMISES

A two storey terraced property which is Grade II Listed and built of traditional Cleveland stone constructed circa early 19th Century under pitched tiled roof. To the rear is a single storey block/brick built off shoot constructed approximately 25 years ago with felted flat roof. Accommodation comprises a double fronted ground floor retail area with display windows of predominantly open plan layout with access to good size rear store, kitchenette and staff wc. There is return staircase from the main sales area to a first floor sales showroom which is partly partitioned for storage purposes. Externally to the rear is a small enclosed yard with gated access for emergency use only across the rear of the adjoining property.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	69.25sq.m.	745.13sq.ft.
Store Room	15sq.m.	159sq.ft.
Kitchenette	2.1sq.m.	22.6sq.ft.
First Floor		
Showroom/Sales	42.54sq.m.	457.7sq.ft.
Total Net Internal Area	128sq.m.	1,377.3sq.ft.

SURVEYORS NOTE

There is a small element of flying freehold from the adjoining property. Part of its first floor is above the ground floor sales area and extends to approximately 5.65sq.m.

THE LEASE

The property is occupied by the Curtain Boutique, bespoke curtain makers and soft furnishings business established in Guisborough since 1968. The present lease (renewal) is with effect from 11th October 2015 for a term of 5 years. The lease is on full repairing and insuring terms and the rent is £21,000 per annum, excl.

SURVEYORS NOTE

There is a side letter between the Landlords and Tenant dated 7th April 2016 which grants a personal concession with respect to the rent paid permitting the tenant to pay the sum of £17,000 per annum in lieu of the initial rent. This is personal between the present Landlords and the Tenant and is not transferrable. Further details available upon request.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£18,000.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

The property is Grade II Listed and does not have an Energy Performance Certificate.

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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