



# SHOP TO LET

26 Westgate, Guisborough TS14 6BA

- Busy & Popular Market Town Centre Location
- Public car park to rear
- Opposite Costa, Greggs
- Ground Floor sales with First floor back up
- New Lease available
- **Ground Floor Sales**      **182.7 m<sup>2</sup> (1,967 sq ft)**

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**Connect Property NE**

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## LOCATION

The property is situated on Westgate in the centre and main retail pitch in Guisborough. Nearby occupiers include Boots, Greggs and Costa.

## DESCRIPTION

The property comprises a two-storey end terrace building of brick construction with glazed shop front under dual pitch tiled roof. The original building has been extended to the rear to provide well-proportioned ground floor sale and rear stores.

Accommodation on the first floors provides staff kitchen, office and WC with remote stores in attic space accessed via stairs but with reduced head height.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

|                             |                            |                      |
|-----------------------------|----------------------------|----------------------|
| Gross Frontage              | 8.4 m                      | (27' 7")             |
| Net Frontage                | 7.3 m                      | (24' 0")             |
| Shop width                  | 8.3 m                      | (27' 2")             |
| Shop Depth                  | 23.4 m                     | (76' 10")            |
| <b>Ground Floor Sales</b>   | <b>182.7 m<sup>2</sup></b> | <b>(1,967 sq ft)</b> |
| First Floor office/ kitchen | 45.4 m <sup>2</sup>        | (489 sq ft)          |
| Attic Storage               | 18.9 m <sup>2</sup>        | (203 sq ft)          |
| <b>Total</b>                | <b>247.0 m<sup>2</sup></b> | <b>(2,659 sq ft)</b> |

## USE CLASS

The property is currently E class use under the Use Classes Order.

## TERMS

The property is available by way of an effectively full repairing and insuring lease for a min term of 5 years at a rental level of £42,000 per annum.

## RATING ASSESSMENT

The premises are currently entered into the Valuation List with a reduced RV from April 2026 of £23,500 RV.

The current Uniform Business Rate for 2024/2025 is 49.9 pence in the £.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

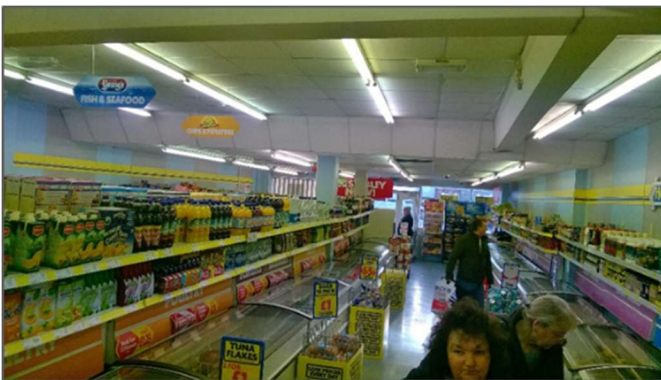
The Energy Performance Asset Rating is Band E (105).

## VIEWING

Strictly through the agents Connect Property NE:

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50 metres

Experian Goad Plan Created: 25/04/2025  
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