

For Sale or To Let
'The Old Printing Works'
18 Fountain Street, Guisborough,
TS14 6PP



- Guisborough is a popular market town on the edge of the North York Moors National Park.
- The premises are prominently situated fronting Fountain Street opposite the town centre's main parking areas.
- The premises provide extensive ground floor retail/showroom/workspace with supporting upper floor accommodation, suitable for several uses or redevelopment.

01642 791390

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Situation and Description

Guisborough is a busy market town approximately 10 miles east of Middlesbrough and 20 miles west of Whitby, popular with commuters and tourists.

The premises are prominently situated fronting Fountain Street, close to Westgate, the main retail area and Cleveland Gate Retail Park which includes Marks & Spencer, B&M, Aldi & Iceland.

There are several national and regional retailers represented nearby including Sainsburys, Morrisons, HSBC and trade operators including Howdens, Screwfix & Kwik fit.

Originally developed as a printing works and more recently used as a gym, the premises are substantial, providing accommodation that may be suitable for a range of uses including retail, showroom, studio or workspace with large open areas on the ground floor with studio space and supporting staff facilities on the first and second floor.

Parking is available immediately to the front of the premises and there are several alternative car parks nearby.

Accommodation

We calculate that the premises provide the following approximate net internal areas and dimensions.

Total ground floor	307m ² (3,300sqft)
First floor	160m ² (1,722sqft)
Second floor	37m ² (400sqft)

Tenure

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £37,500 per annum.

Alternatively, the premises are available for sale with offers in the region of £360,000.



Rating Assessment

From our enquiries with the valuation office agency website, we understand the premises have an RV of £15,750

We recommend that interested parties contact the business rates department to establish the precise rates payable.

Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The premises have an EPC rating of B41. A copy of the certificate is available upon request.

VAT

We are advised that the premises are not VAT registered and therefore VAT will not be charged.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

Viewing & further information

Strictly via sole agents Jackson & Partners.

Contact: David Jackson BSc MRICS

Tel: 07597974607

Email: David@Jackson-Partners.co.uk



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