

FOR SALE – THE BUCK 4 MARKET PLACE, GUISBOROUGH TS14 6HF



- Guisborough is a popular market town on the edge of the North York Moors National Park 20 miles west of Whitby and 10 miles east of Teesside.
- The premises occupy a prime position fronting the Market Place with several national occupiers nearby.

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Situation and Description

Guisborough is a busy market town located approximately 10 miles east of Middlesbrough and 20 miles west of Whitby on the edge of the North York Moors National Park.

The premises occupy a prime position fronting Market Place where it meets Westgate the main retail area. There are several national and regional retailers represented in the town which is a popular with commuters, tourists and shoppers.

The premises, which have recently been refurbished, are Grade 11 listed, dating from the early C.18 and comprise 3 storey accommodation that is currently used as offices although may be suitable for a range of alternative uses subject to receipt of the requisite consents.

Accommodation

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

Ground floor	89.2 ^{m2} (960sqft)
First floor	78.4 ^{m2} (844sqft)
Second floor	48.4 ^{m2} (521sqft)
Total NIA	216^{m2} (2,325sqft)

Tenure

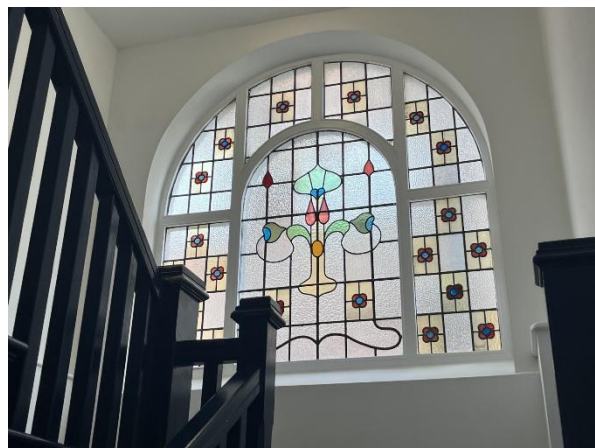
The premises are available for sale, freehold, with offers invited in excess of £325,000.

The premises are currently let to Freer Askew Bunting Solicitors by way of a 10-year lease expiring 27th April 2028 at a passing rent of £25,000 per annum.

The tenant has indicated that it does not intend to renew the lease, and vacant possession may be available earlier, by agreement.

Legal Fees

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



Rating Assessment

From our enquiries with the valuation office agency website, we understand the premises have an RV of £13,750

Some occupiers may qualify for transitional relief; we recommend that interested parties contact the business rates department to establish the precise rates payable.

Energy Performance Certificate

The premises have an EPC rating of D96. A copy of the certificate is available upon request.

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.

VAT

We are advised that the premises are not elected for VAT.

Viewing & further information

Strictly via sole agents Jackson & Partners.

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