

**28 BAXTERGATE, WHITBY, YO21 1BW**  
**TO LET: PRIME TOWN CENTRE RETAIL UNIT**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

# 28 BAXTERGATE, WHITBY, YO21 1BW

## TO LET: PRIME TOWN CENTRE RETAIL UNIT

### LOCATION

The property is located within the popular seaside town of Whitby on the North Yorkshire coast, 17 miles north-west of Scarborough, 40 miles north-east of York and 26 miles south-east of Middlesbrough.

The town is a popular destination with holidaymakers and daytrippers with many of the retail outlets geared towards the tourist trade.

The property holds a central position on the southern side of Baxtergate which is a popular retail street in Whitby. Nearby occupiers include The Works, Tiffin Café, Cooplands, Yorkshire Trade Company, Superdrug and Boots Pharmacy.

Pay and display parking is available to the rear of the property within the railway station car park.

### DESCRIPTION

The premises comprise a mid terrace building arranged to provide retail accommodation across basement, ground and first floors.

The ground floor is arranged to provide open plan sales area together with staff office and stores.

The rear basement is arranged to provide a kitchenette with staff WC. The first floor is arranged to provide three further store rooms.

### ACCOMMODATION

The accommodation provides the following approximate areas:

#### Basement

Kitchen & Stores                      10.13 sq m / 109 sq ft  
WC

#### Ground Floor

Sales                                        49.60 sq m / 534 sq ft  
Stores                                        30.50 sq m / 328 sq ft

#### First Floor

Stores                                        65.68 sq m / 707 sq ft

**Total**                                        145.78 sq m / 1,569 sq ft

### RATEABLE VALUE

The property has a rateable value of £17,250. Interested parties should contact North Yorkshire Council for the exact rates payable.

# **28 BAXTERGATE, WHITBY, YO21 1BW**

---

## **TO LET: PRIME TOWN CENTRE RETAIL UNIT**

### **TENURE**

The property is available on a new lease for a term of years to be agreed at a rent of £18,000 pa plus VAT.

### **LEGAL COSTS**

Each party is responsible for their own legal costs in respect of this transaction.

### **VAT**

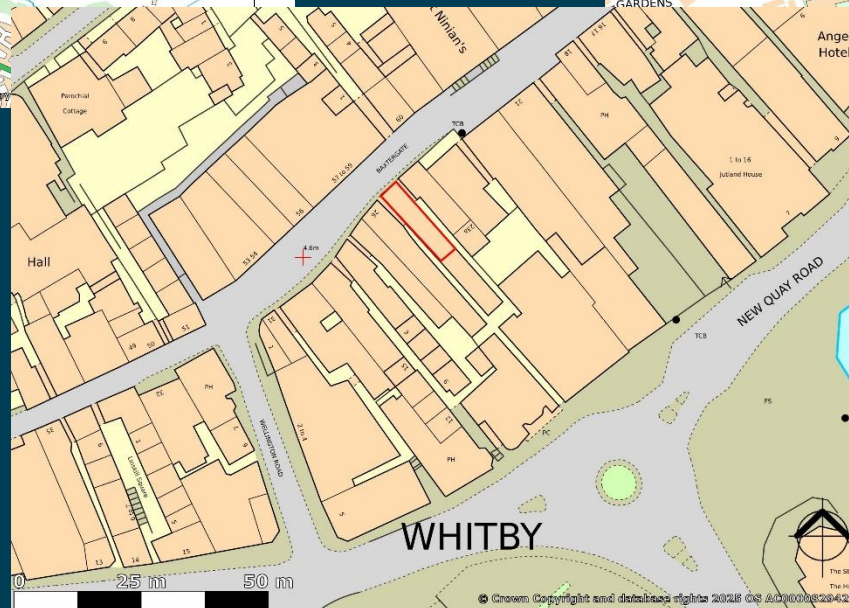
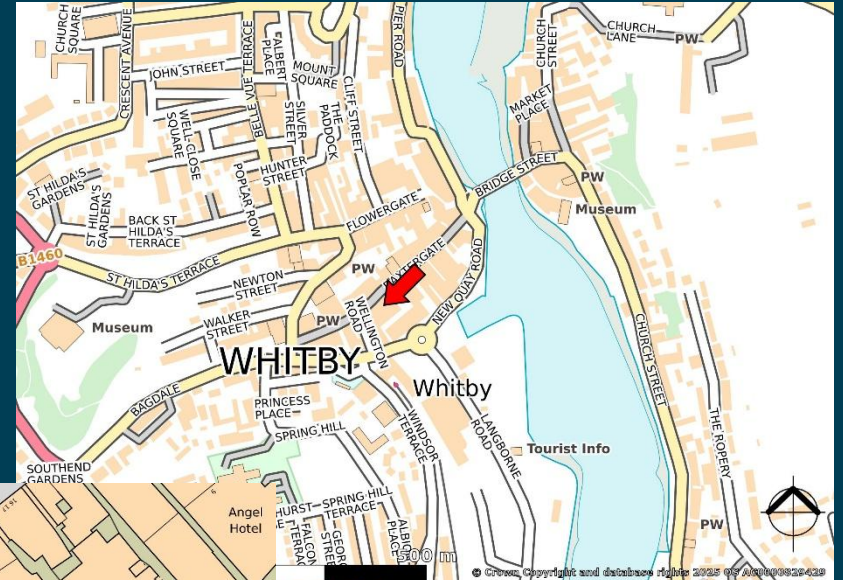
The property is elected for VAT.

### **VIEWING**

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Jack Robinson on 01642 713303

# 28 BAXTERGATE, WHITBY, YO21 1BW TO LET: PRIME TOWN CENTRE RETAIL UNIT



# 28 BAXTERGATE, WHITBY, YO21 1BW

## TO LET: PRIME TOWN CENTRE RETAIL UNIT

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



EPC COMMISIONED

Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**www.thomas-stevenson.co.uk**