72-74 BAXTERGATE, WHITBY, YO21 1BL
NEW LEASE (Subject to Vacant Possession)

LOCATION
The property is located in the extremely popular East coast seaside town of Whitby. The unit is situated on Baxtergate, the prime shopping and tourist destination in Whitby. Neighboring retailers include Boots, Costa, Superdrug, Trespass, Shoe Zone and Card Factory

RENT
£40,000 per annum exclusive
Rent is exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

DESCRIPTION
The property is arranged over ground and first floor with the following approximate net internal areas:

Ground Floor: 1,569 sq ft
First Floor: 1,201 sq ft

Plans are available upon request

LEASE
New eFRI lease for a term of years to be agreed (subject to vacant possession)

EPC
Current - D
A copy of the full certificate and report can be provided upon request.

USE
The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning.

RATEABLE VALUE
The unit has the following Rateable Value from 1 April 2023:

- £35,250

Interested parties should confirm the exact Business Rates payable with the local authority.

CONTACT: Phil Coombes
CALL: 07715 678 426
EMAIL: phil@cnprop.co.uk

(36) (ACTUAL)
CAFE
WHSE
THE BUSH PUBLIC HOUSE
CHEEVER'S HAIR DESIGN
DWELLINGS
EL HOME DECOR INT DECOR
STORE
ST ANNS STAITH
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7
ST ANNS LANE
MOUNTAIN WAREHOUSE OUTDOOR WEAR & CAMPING GOODS
SLICK STYLE LADIES WEAR
THE BRIDGE BAR & REST
LADBROKES BETTING OFFICE
OLD MARKET PLACE
BRIDGE END
POUNDLAND DISCOUNT STORE & PEP&CO DEPARTMENT STORE
STORE
BANK
VAC REST
DWELLINGS
CLIFF STREET
MICK'S CLIP JOINT
HAIR
EMMA 'S DINER CAFE
DWELLINGS
STORE
JAVA COFFEE
VACANT
PLACE OF WORSHIP
THE MAGPIE'S KITCHEN
HO GDS
STORE
DWG
ROOMS INTERIOR DECORATORS
MIND CHARITY SHOP
GET AWAY TRAVEL AGENT
WHITBY ANTIQUES & COLLECTABLES EMPORIUM
DWELLINGS
STORE
DWG
DWELLINGS
FLOWERGATE
YORKSHIRE BANK
BRITISH HEART FOUNDATION CHARITY SHOP
SHOE ZONE
HSBC BANK
CRAGG EDGE CLOTHING
CAFE
THE BLACK SWAN PUBLIC HOUSE
HALIFAX BANK
BOOTS CHEMIST
SUPERDRUG HEALTH & BEAUTY
PLACE OF WORSHIP
DWELLINGS
DWELLING
COOPERS OFF LIC
CLARKS FLEX SHOES
COSTA COFFEE SHOP
THE OLD ANGEL HOTEL PUBLIC HOUSE
ANGEL YARD
BAXTERGATE
THE EDINBURGH WOOLLEN MILL CLOTHING
THE PLOUGH INN PUBLIC HOUSE
BARCLAYS BANK
SPECSAVERS OPTICIAN
DWG
VACANT
DWELLINGS
STORE
DWG
COOPERLANDS BAKERY
COOPERLANDS COMPUTER GAMES
DWELLINGS
DWELLINGS
MASONS GREENGROCER
CRACKERJAQ'S CARDS
TOP NAILS BEAUTY SALON
WITNESS SURF & SKATE GOODS
COLOUR ME HAIR
DWELLINGS
DWELLINGS
DWELLINGS