

**102 COMMERCIAL STREET**

**NORTON, MALTON**

North Yorkshire  
YO17 9EU



## **SPACIOUS RETAIL SHOWROOM**

- Excellent prominent location
- Open plan sales area
- Storage room with roller shutter door
- Situated on busy main through road
- Close to extensive residential population
- Ideal for range of retail and business uses

Sales 255.58 sq m (2750 sq ft). Store 53.44 sq m (575 sq ft) net approx

# **TO LET**

#### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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## **LOCATION**

The property is situated on Commercial Street in Norton on Derwent which forms one of the twin towns of Malton and Norton. Both Norton and Malton Town Centres are within easy walking distance as is a full range of amenities including, a swimming pool and fitness centre and the rail and bus stations.

Commercial Street connects the towns with the A64 graded junction to the east offering excellent road access. It currently comprises an interesting range of shops, including a pet shop, chemist, supermarket, health and beauty salon, hardware shop, amongst others.

The resident population in both towns has grown significantly with a number of large housing developments carried out. Three of these are a short walk from the subject property, as is Norton Grove, one of the areas largest industrial estates.

Malton and Norton are attractive and historic towns with excellent road and public transport connections. It is a sought after residential location and has an extensive economic base with a wide range of industries and professional services.

## **DESCRIPTION**

The property comprises a substantial double fronted shop unit with an open plan sales area. To the rear there is a separate store room which has the benefit of a loading door enabling deliveries from the rear. A fitted kitchen and DDA compliant WC are also provided.

The frontage is extensively glazed offering excellent display frontage to passing pedestrians and traffic.

## **FLOOR AREAS**

We have calculated that the property has the following floor areas;

Sales 255.58 sq m (2750 sq ft).

Store 53.44 sq m (575 sq ft) net approx.

## **TERMS**

The property is available on a new full repairing and insuring lease on terms to be agreed. Please contact the agents for rental details.

## **RATES**

From enquiries made on the Valuation Office website, we believe that the ground floor property has a Rateable Value of £29,750 subject to the national non-domestic rate in the pound.

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## SERVICES

The property is connected for mains electricity, gas, water and drainage. The property benefits from a gas fuelled central heating system.

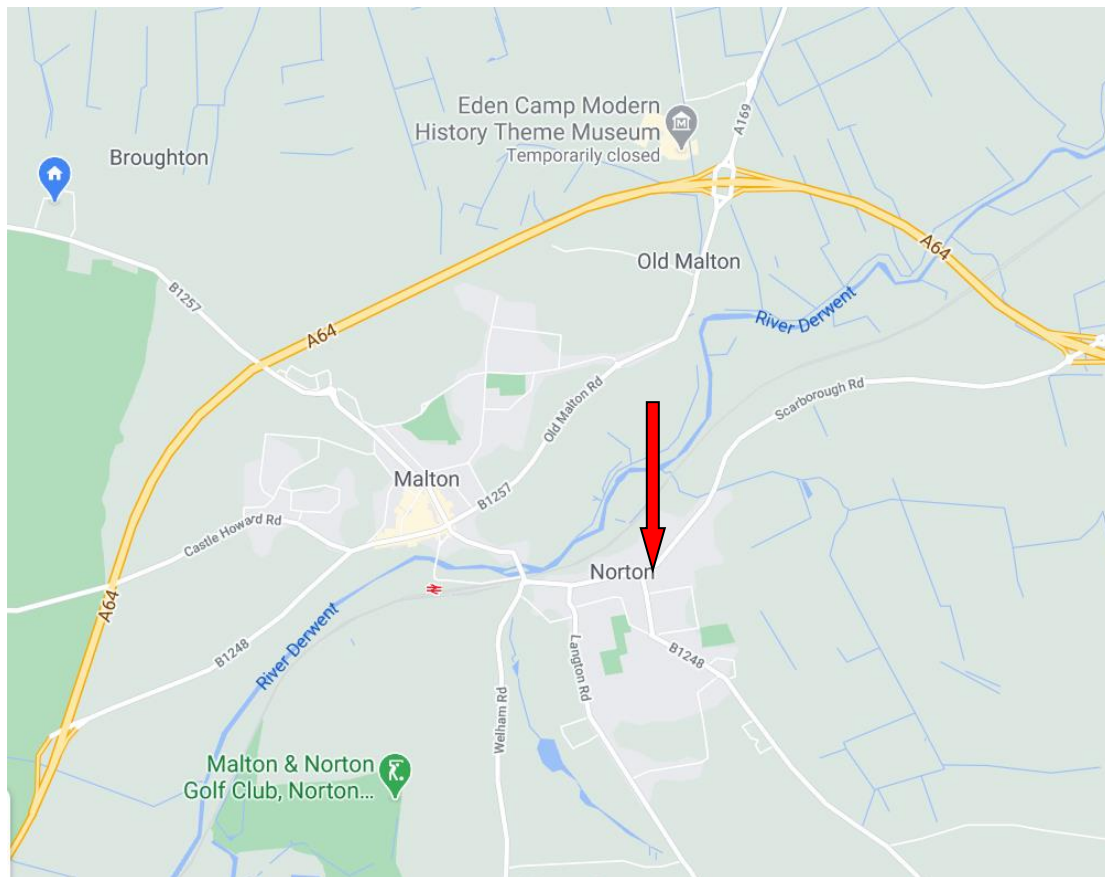
## VAT

We are advised that the property is not registered for VAT, so will not be applicable to the rent.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with the Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
07725 416002 or 01904 692929

Subject to contract 100321



### MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

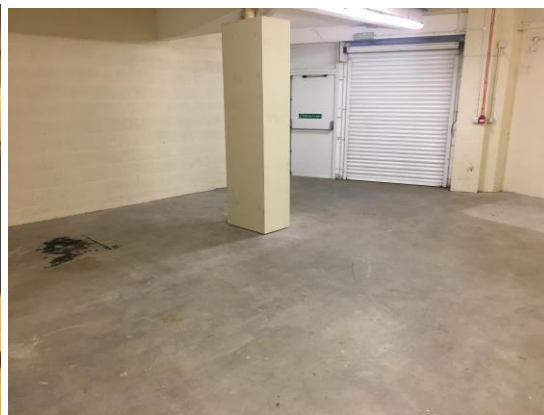
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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