

MALTON, NORTH YORKSHIRE
YO17 7HP



Property now vacant

Prominent self-contained Retail premises

- **Open Plan sales layout**
- **Prominent town centre position**
- **Highly accessible**
- **Suitable for a range of uses (subject to planning)**
- **Close to rail and bus stations**
- **First floor storage**

310.68 sq m (3,343 sq ft) 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

This property is situated in a very prominent position on Wheelgate the main shopping street in Malton town centre. Other occupiers nearby include Costa Coffee, Heron Foods, Cooplands, Boots and WH Smith.

Malton and Norton are attractive market towns that sit adjacent to each other alongside the A64 trunk road offering excellent road links to the east coast and west to York, Leeds and the A1 motorway.

Of particular note given the situation of the property are the superb public transport links that Malton and Norton benefit from, with rail and bus connections to the east and west including the Trans-Pennine rail service to Leeds, Manchester and Liverpool which connects at York to the East Coast main line, with London being reached within two hours 30 minutes.

The subject premises are within easy walking distance of all the other amenities and services of Malton town centre.

Description

The subject property forms part of a terrace of buildings of differing ages and construction. We believe the property to be of pre-cast concrete panel construction with a pitched pantile roof. There is a double fronted glazed retail frontage.

Internally the property is laid out with an open plan sales floor at ground floor level. There is a rear lobby and door to a shared rear loading yard. A staircase provides access to first floor storage and staff kitchen and WCs.

Floor Area

We understand that the building has a net internal floor area of approximately;

Ground floor Sales 173.14 sq m (1863 sq ft) ITZA 1268 sq ft

First floor storage/staff 121.70 sq m (1480 sq ft)

Total: **310.68 sq m (3,343 sq ft)**

Use

Retail and ancillary. Other uses may be suitable (subject to planning if and as appropriate)

Terms

The property is available to let on a new full repairing and insuring lease at an asking rental of £37,500 per annum exclusive.

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Rateable Value

We have made enquiries of the VO website and understand that the whole property has a rateable value of £31,750 (2023 list) subject to the business rate in the £.

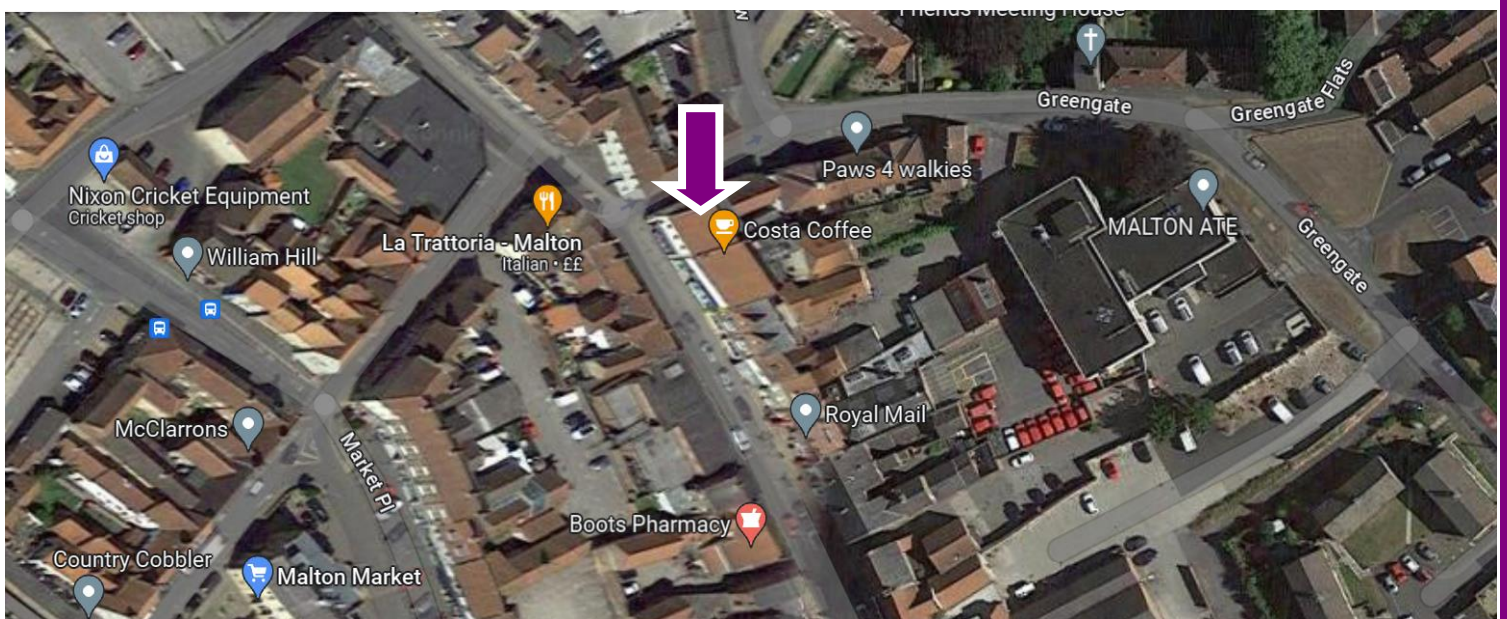
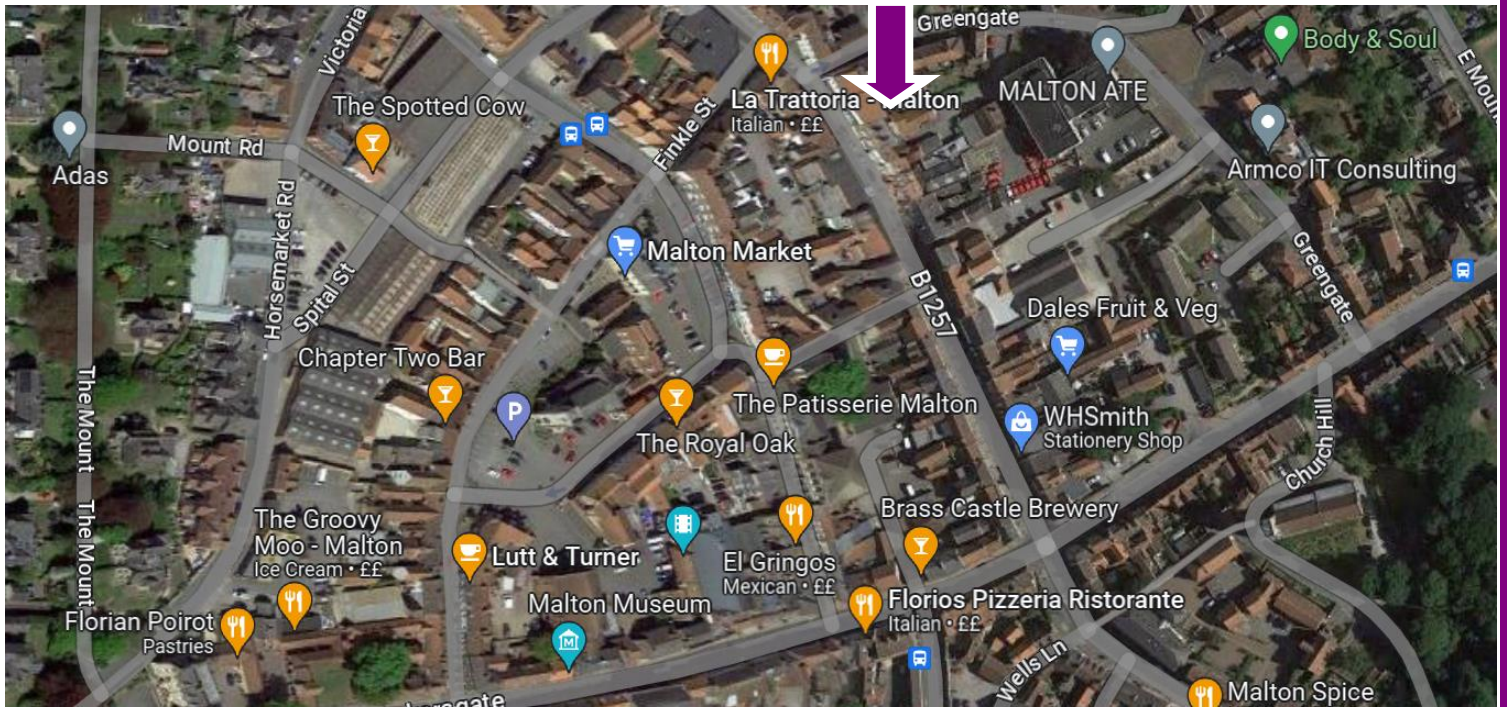
VAT

The rent will be subject to VAT at the applicable rate.

Viewings and further enquiries

Strictly by prior private appointment with the sole agents, Andrew McBeath
andrew@mcbeathproperty.co.uk or 07725 416002

Subject to contract – 140823



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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REGISTERED IN ENGLAND NO. 5491610

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Note - Property has been vacated



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