

PROMINENT RETAIL UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



66 CASTLEGATE, MALTON, YO17 7DZ

- ✓ **579 SQ.FT (53.8 SQ.M) GROUND FLOOR RETAIL UNIT**
- ✓ **PROMINENT POSITION ON CASTLEGATE.**
- ✓ **HISTORIC NORTH YORKSHIRE MARKET TOWN.**
- ✓ **CLOSE TO MORRISONS SUPERMARKET.**
- ✓ **SUITABLE FOR A WIDE VARIETY OF USES.**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is prominently situated on Castlegate, one of Malton's principal commercial streets within the heart of the town centre. The surrounding area comprises a good mix of independent retailers, cafés, restaurants and professional services, creating a vibrant trading environment with Morrisons supermarket also located on the street.

Malton is an established North Yorkshire market town serving a substantial rural catchment and is renowned for its thriving independent retail and food offer. The town benefits from excellent road links via the A64, providing direct access to York and Scarborough, with Malton railway station also offering regular services to York and the wider rail network.

DESCRIPTION

The property comprises a ground floor retail unit fronting Castlegate. Internally the property provides open plan sales area to the front with rear staff facilities, wc and additional office/storage/treatment room.

The unit is currently fitted as a hair salon but is suitable for a variety of retail uses including beauty, professional services, cafe and healthcare.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has a Net Internal Area of **579 sq.ft (53.8 sq.m).**

TERMS

The unit is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of **£10,000 per annum exclusive.**

RATEABLE VALUE

We understand the unit has a Rateable Value of £5,900.

We anticipate that the successful tenant will benefit from 100% small business rates relief, however interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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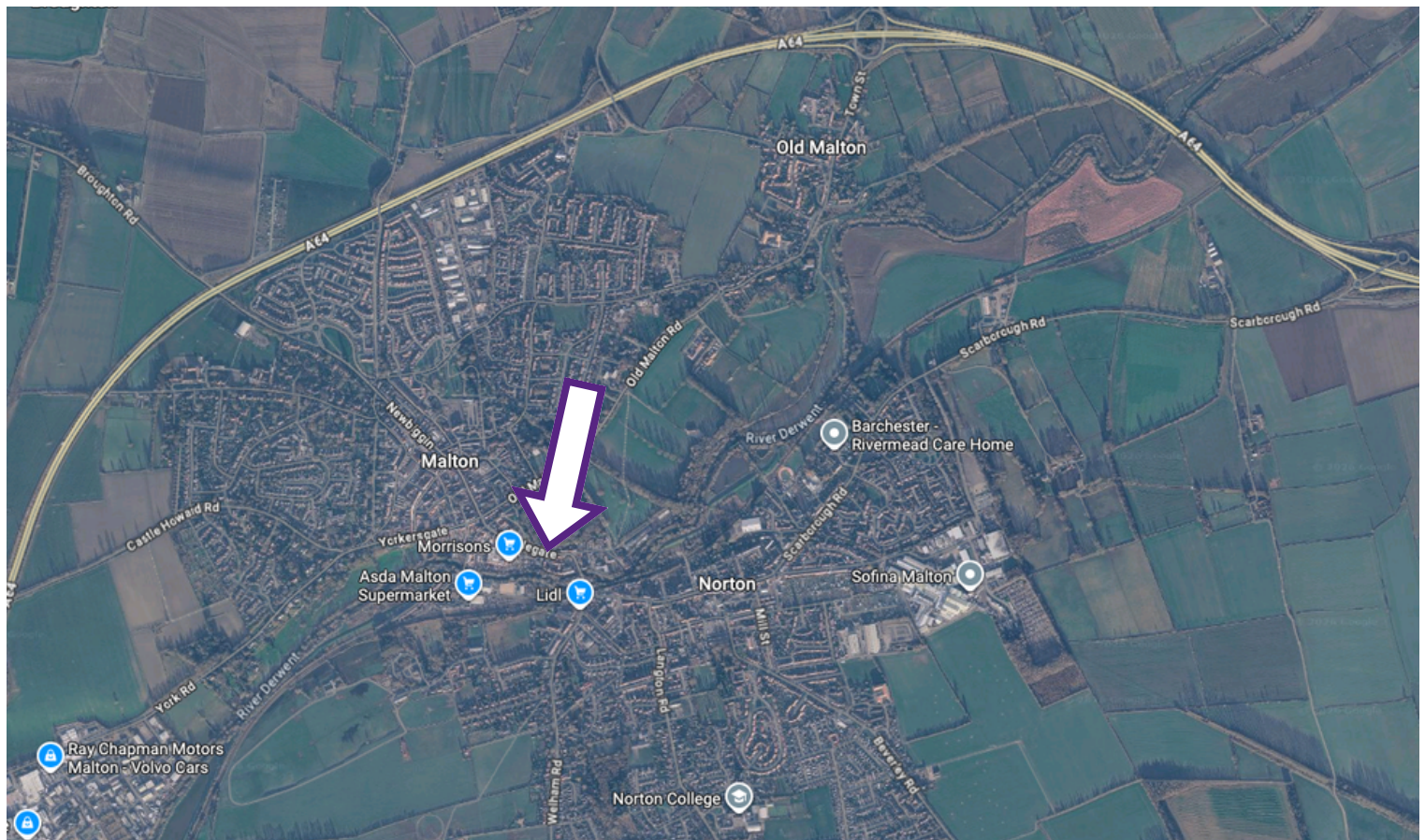
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Subject to Contract - Sep 26



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