



## 23 High Street, Castleton, Whitby, YO21 2DB

Retail Unit To Let £420 pcm. Currently operating as a hair salon, suitable for a variety of uses. Terms to be agreed.

- Prominent High Street Location
- Affordable rent only £420 pcm
- Ground floor retail space
- Kitchen and WC facilities
- Existing salon fit-out (if required)
- Flexible layout suitable for a variety of uses

## Summary

<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

A rare opportunity to acquire a highly affordable and flexible retail unit in the heart of a sought-after North York Moors village, benefiting from both a loyal local customer base and consistent tourist footfall. With low overheads and strong trading potential, the property is ideally suited to start-ups, lifestyle operators, or established businesses seeking a presence in a popular destination location.

Prominently positioned along Castleton's High Street, the unit is well-presented and ready for immediate occupation, while also offering scope for straightforward reconfiguration to suit a variety of retail or service-based uses. The accommodation comprises a bright and welcoming front retail area with excellent natural light and visibility, complemented by a private rear kitchen and WC, ensuring the premises is fully self-contained and practical for day-to-day operations.

The unit's versatility makes it particularly attractive to a broad range of occupiers, including hair and beauty operators such as salons, barbers, nail bars or aesthetics clinics, alongside boutique retail concepts including clothing, gifts and artisan products. It would also lend itself to a coffee takeaway or deli (subject to the necessary consents), as well as professional uses such as an office or consultancy space, or more specialist operators including tattoo studios and wellness or therapy providers.

## Location

Castleton is a charming village located within the North York Moors National Park, approximately 7 miles south of Whitby on the North Yorkshire coast. The area is well-known for its scenic surroundings, tourist appeal, and strong sense of local community.

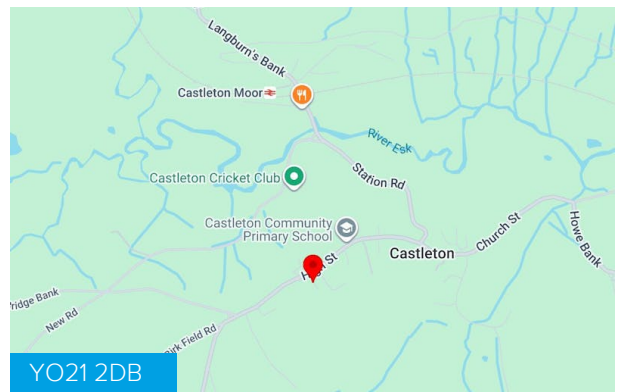
The village benefits from regular visitor footfall, particularly from walkers, cyclists, and tourists exploring the North York Moors and nearby coastline. Whitby, a popular seaside town, provides a wider range of amenities, attractions, and employment, further supporting trade in the area.

Despite its rural setting, Castleton enjoys good road links to Whitby and surrounding villages, making it an accessible and attractive location for independent businesses seeking a lifestyle destination with consistent passing trade.

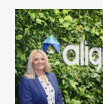
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	262	24.34	Available
Ground - Kitchen	27	2.51	Available
<b>Total</b>	<b>289</b>	<b>26.85</b>	



## Viewing & Further Information



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