PRIME SHOP TO LET

10 WHEELGATE, MALTON YO17 7HP



Key Highlights

- Malton is a market town positioned just off the A64, approximately 18 miles north-east of York.
- One of Maltons most popular streets.
- Nearby occupiers include Superdrug, Heron Foods, Yorkshire Trading, Cooplands, and Costa Coffee.
- The premises are arranged over ground and first floor, totalling 5,315 sq ft.
- Fully glazed frontage and rectangular shaped sales area.

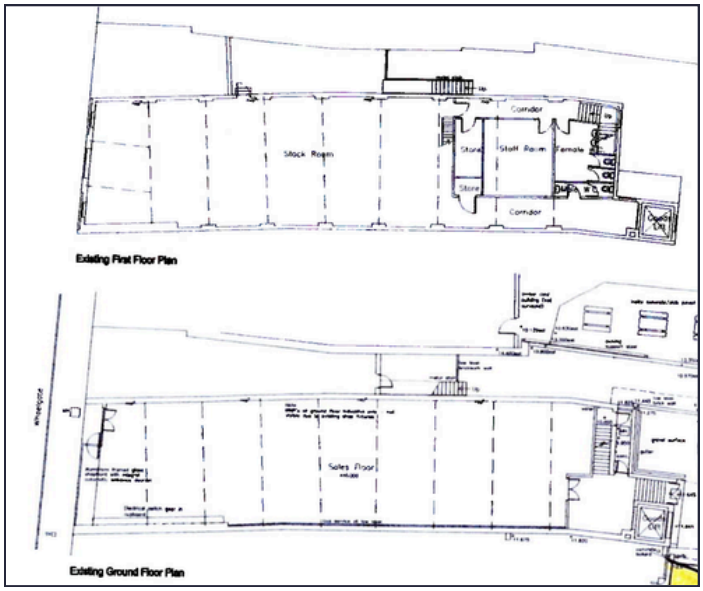
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SITUATION

Malton is a popular and historic market town located just off the A64, approximately 18 miles north-east of Yorkshire. The town has a resident population of 6,326 (2021 Census) and acts as a service and retail destination for the surrounding rural area.

The unit is situated on one of the areas most popular streets, with nearby occupiers including Superdrug, Heron Foods, Yorkshire Trading, Cooplands, and Costa Coffee.

ACCOMMODATION

The premises provides the following approximate net internal floor areas:

AREA	SQ FT	SQ M
Ground Floor	2,861	265.80
First Floor	2,454	227.98
Total	**5,315**	**493.78**

TERMS

The premises are available by way of a new FRI lease on terms to be agreed subject to vacant possession. The new lease will be drawn within the security of tenure provisions of the Landlord and Tenant Act 1954.

QUOTING RENT

£40,000 pax.

RATEABLE VALUE

Our inspection of the Rating List shows the following assessment :

Ratable Value : £36,500
Rates Payable : £15,768 per annum

EPC

C (55)

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by prior arrangement with an appointed Letting Agent.

LEGAL COSTS

Each party is responsible for their own legal and surveyor's cost incurred as a result of any transaction.

CONTACT

For further information please contact:

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