

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

To Let

Large Double Fronted Prominent Retail Unit (from Feb 2020)



**16 Station Square, Whitby, North
Yorkshire, YO21 1DU**

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Location

Whitby is a popular east coast town and resort on the North Yorkshire coast approximately 40 miles north east of York and 20 miles north of Scarborough. Whitby is a gateway to the North Yorkshire Moors National Park.

The subject premises occupy a prominent visible position at the junction of Station Square and Wellington Road which in turn connects with the principal retail pitch of Baxtergate. Please see attached location plan.

Description

The premises comprise a single open plan ground floor retail unit which was subsequently upgraded in 2015. Mains electrics and water are connected to the property and to the rear is an integrated staff WC facility. Window display areas front both Station Square and Wellington Road.

Please see attached site and floor plans.

Accommodation

Sales	2,055 sq ft	(190.90 sq m)
Kitchen	45 sq ft	(4.18 sq m)
WC	35 sq ft	(3.25 sq m)
Total	2,135 sq ft	(198.33 sq m)

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Tenure

The premises are available to let on a new full repairing and insuring lease from February 2020 at an annual rent of £45,000 exclusive.

Rates

The premises have a current rateable value of £46,000.

Energy Performance Certificate (EPC)

The property has an EPC rating of D-83. A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information / Viewing

Viewing by appointment, please contact:-

Miles Lawrence
Lawrence Hannah Limited
39 Blossom Street
York
YO24 1AQ

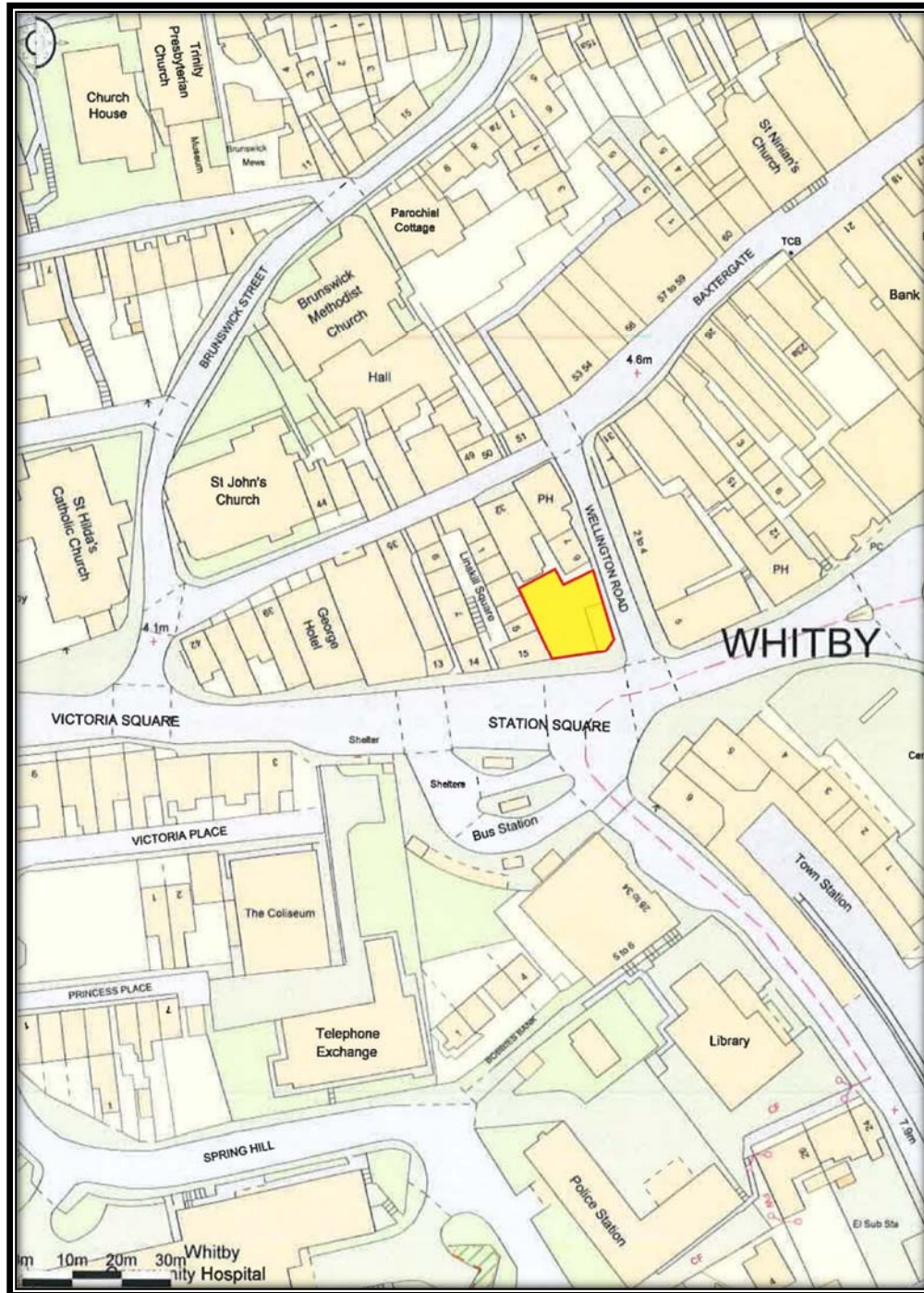
(01904) 659 800
milesl@lh-property.com



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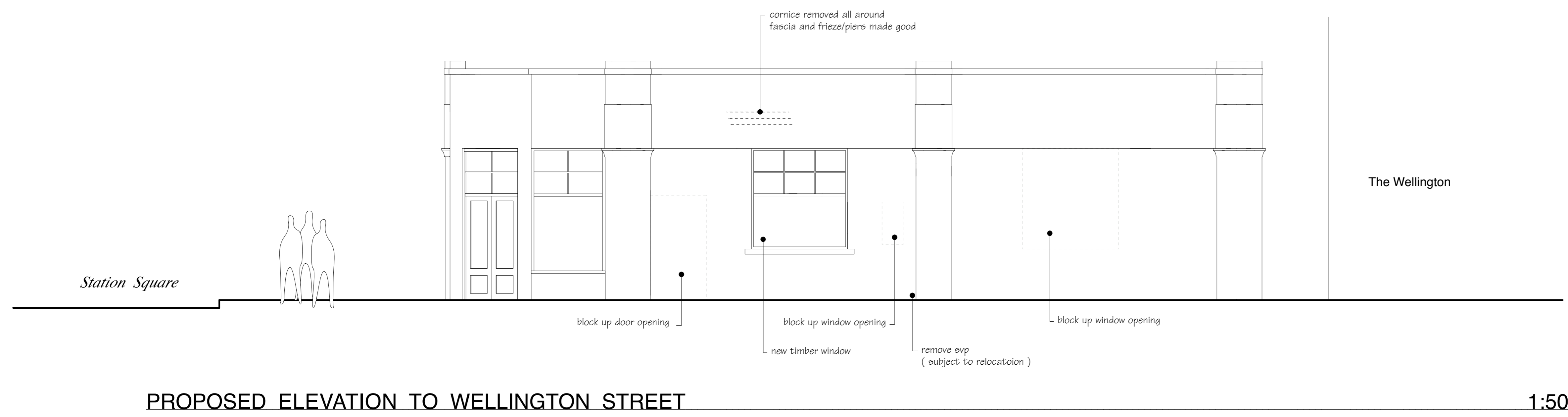
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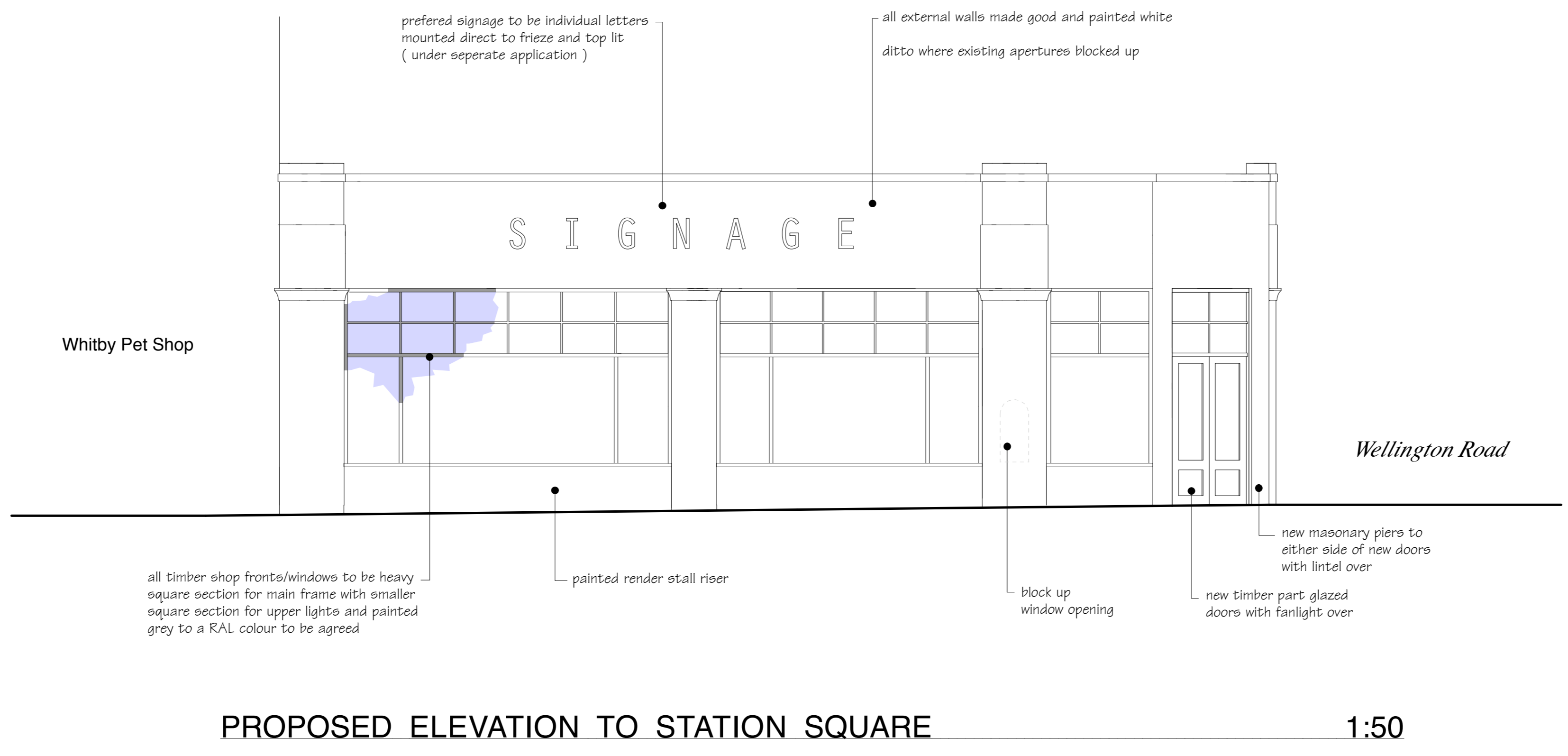
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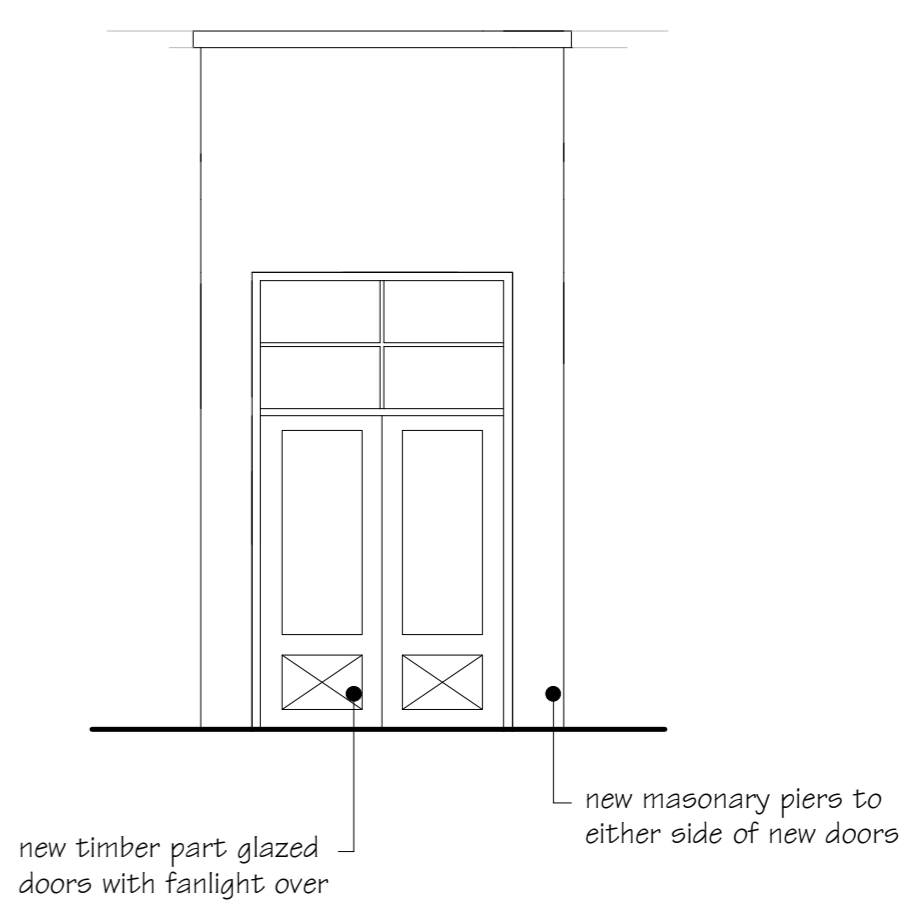
PROPOSED ELEVATION TO WELLINGTON STREET

1:50

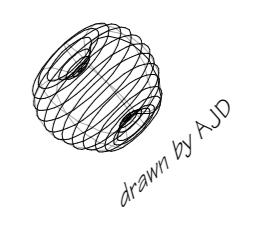


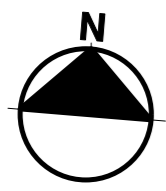
PROPOSED ELEVATION TO STATION SQUARE

1:50



ANGLED CORNER 1:50





W.C to have mechanical ventilation via a fan mounted in, or ducted to, the outside wall. Capacity of fan to be a min of 15 L/Sec. Fit light switch operated switch with 15 minute delay.

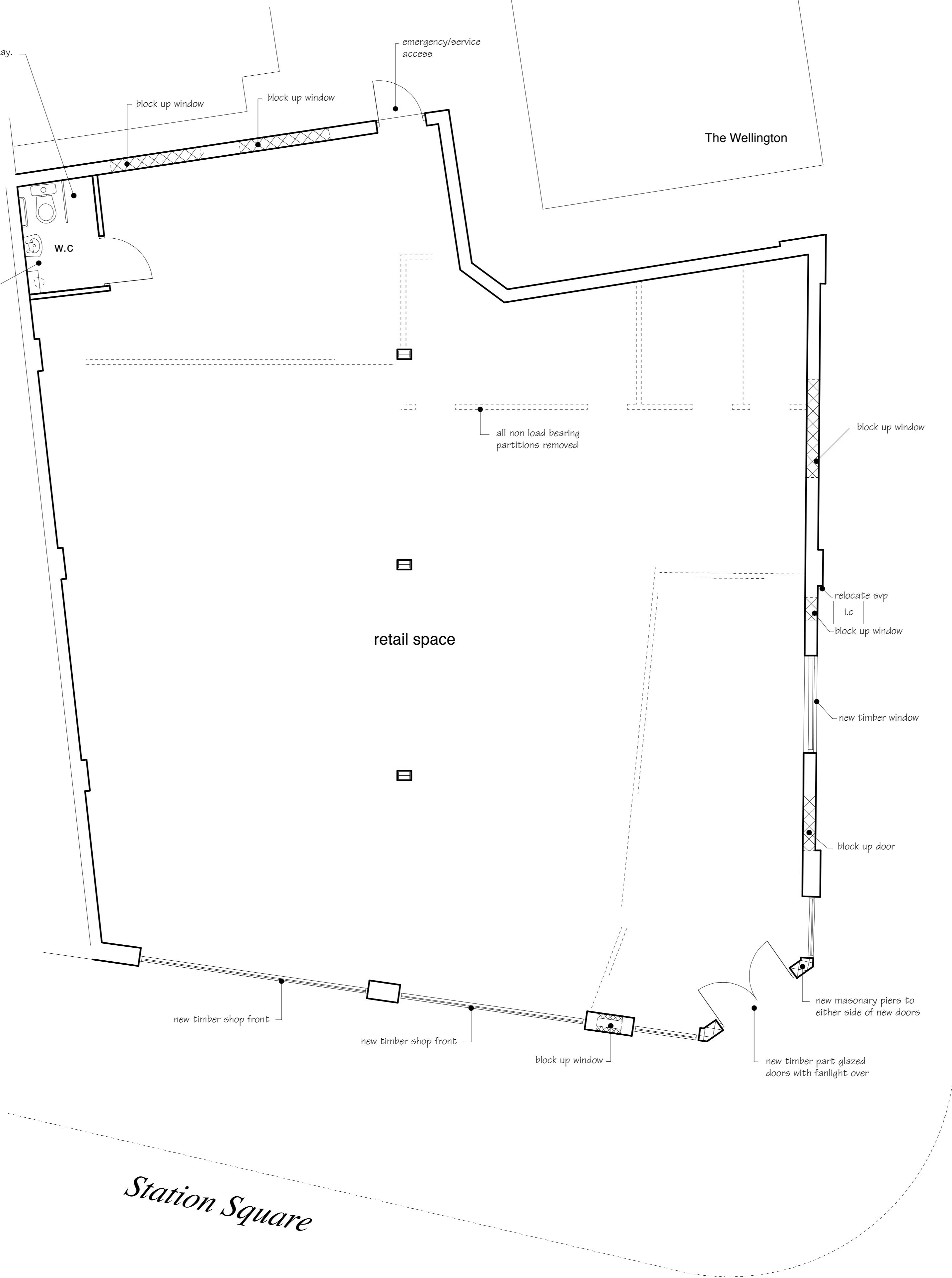
Unisex w.c min 2.2m x 1.5m to have "Doc M Pack".

Foul drain to connect to existing foul drainage system (reposition ex svp to be internal to improve elevations)

New foul drains, unless specified otherwise, are to be 100mm dia, surrounded in min 150 mm gravel and laid to a min fall of 1 in 40 or as near as can reasonably be achieved.

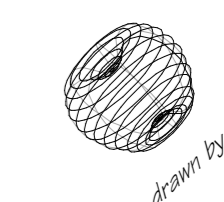
Waste pipe sizes;
 W.C = 100mm dia.
 W.H.B = ...32mm dia
 All deep p.v.c with deep seal traps.

Where drains pass through walls of building fix 1 or 2 No 150 x 100mm r.c lintels over.



PROPOSED GROUND FLOOR PLAN

1:50



NUMBER_ 0413.CP.03

PROJECT_ Universal Garage, Whitby

CLIENT_ Crown Properties Ltd
 TITLE_ As proposed (ground floor plan)
 DATE_ June 2013

REVISION:

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