

On the Instructions of William Hill

TO LET

6/8 Yorkersgate Malton YO17 7AB



- Leasehold
- Busy affluent market town

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01759 301114

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Commercial Property Consultants



Location

Malton is a busy and affluent market town situated approximately 19 miles north east of York and 23 miles west of Scarborough. The town has transport links to the A64 providing access to J44 of the A1(M). Malton is known for its excellent food offering and is home to the renowned Food Lovers Festival and Monthly Food Lovers Market.

The property occupies a prominent position on Yorkersgate. Surrounding occupiers comprise a mixture of good quality local retail and leisure operators.

Description

The unit comprises the ground and basement floors of a three-storey character building comprising a main sales area, customer toilets, staff accommodation and storage space.

Accommodation

Ground Floor	97.15 sq m	1,046 sq ft
Basement	30.50 sq m	328 sq ft
Total	127.65 sq m	1,374 sq ft



Tenure

The premises are available by way of a sublet of the existing lease expiring on **05/04/2025**.

Business Rates

We understand that the current Rateable Value of the property is £14,000. Rates payable at the current UBR of 49.9p are £6,986 (subject to status). Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Rent

The current passing rent is **£12,000**, exclusive of all other outgoings. VAT is payable on the rent.

EPC

The premises fall within Band C

Further Information

Nick Procter 01759 301114 njp@procters.net

SUBJECT TO CONTRACT

Tenants will be required to provide full AML information.