



CLEVELAND  
GATE

INVESTING IN OUR COMMUNITY

**TO LET**



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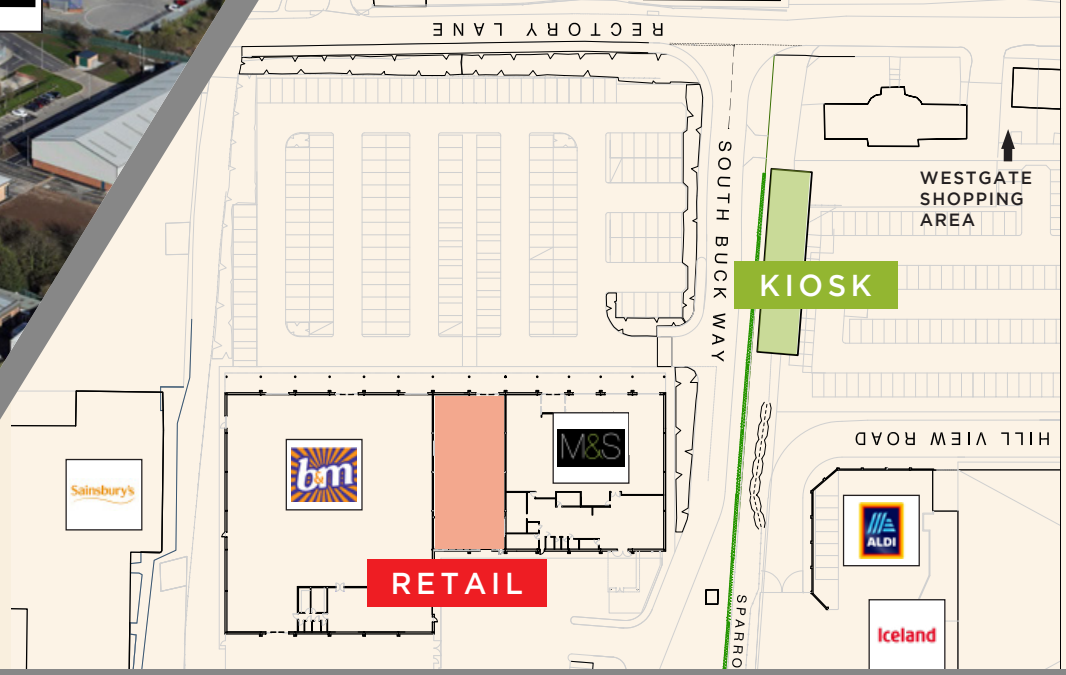
**Open A1 Retail 465 sq m / 5,000 sq ft (may divide)**

**South Buck Way, Guisborough, TS14 7FD**





**WESTGATE SHOPPING AREA**



**Situation and description**

Guisborough is a popular market town approximately 9 miles south of Middlesbrough and to the northern edge of the North Yorkshire Moors National Park. Popular with commuters and tourists Guisborough has excellent communication links serving the Tees Valley and wider business community.

Cleveland Gate Retail Park opened for Christmas 2017 trading with M&S Simply Food and B&M opening and trading successfully in this popular and historic market town.

Adjacent to the retail park to the west on Rectory Lane is a large Sainsbury's with PFS and to the east Cleveland Council offices, Aldi and Iceland stores with car parking. The picturesque town centre and Guisborough Priory are a very short walk away and Morrisons, M&Co, Superdrug, Costa, Neros, Clarks and Boots are all represented in the town.

**Accommodation**

Unit 2 is approximately 465m2 (5,000sqft) and potentially could be sub divided. The premises have an eves height of approximately 9m and planning consent for the construction of a mezzanine level.

**Lease Terms**

The premises are available to let by way of a new FRI lease for a term of years and rent to be agreed. The rent is to be subject to 5 yearly rent reviews.

**Planning**

The premises benefit from an open A1 non food planning consent. Alternative uses may be considered subject to receipt of the requisite consents.

**Business rates**

We understand that the premises are yet to be assessed due to their recent construction and suggest interested parties speak with the local rating authority to establish the estimated rates payable.

**Energy Performance Certificate EPC**

A copy of the EPC is available upon request

**Legal Costs**

Each party is to be responsible for their own legal costs.

**VAT**

The premises will be liable to VAT at the prevailing rate.

**For Further information** Please contact the joint agents:

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MISREPRESENTATION ACT 1987. All negotiations are subject to contract. The agents are not authorised to make or accept any contractual offer unless prior written been given on behalf of the client. In no other case whatsoever are the agents (or any partner, employee or sub-agent) authorised to make or give any representation party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy intend to reply. April 2019.