



### Location

Malton is a busy market town situated approximately 19 miles north east of York and 23 miles west of Scarborough.

The town has strong transport links to the A64 providing access to Junction 44 of the A1 (m) Motorway, approximately 33 miles to the east. The Transpennine Express route passes through Malton taking passengers to Scarborough, York, Manchester and Leeds.

### Description

The property is situated on the prime retail pitch, which has a strong mix of convenience and fashion led retail.

Retailers in the immediate vicinity include Superdrug, Yorkshire Trading Company and WH Smith. Morrisons have a large supermarket situated 150 metres from the subject property.

### Accommodation

The property comprises a ground floor lock up retail unit and has the following approximate areas and dimensions.

Sq m	Sq ft
119.5	1,286

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£25,000 per annum exclusive of business rates, VAT and service charge.

### Rates

Rateable Value (2017 List)	£11,750
Estimated Rates Payable (20/21)	£Nil

The incoming tenant will benefit from 100% rates relief for the Tax year 2020/21.

### EPC

The property has an Energy Performance Asset Rating of E – 124. A certificate is available on request.

### Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

### Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

### Viewing

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