

# FITZWILLIAM ESTATES

Contact 01653 692849  
[www.maltonestate.co.uk](http://www.maltonestate.co.uk)

## 2 YORKERSGATE, MALTON



### RETAIL UNIT FOR LET

A three storey building suitable for retail or office use, subject to board approval and the necessary planning consents. The premises are situated on Yorkersgate adjacent to the traffic lights at the junction of the High Street.

**APPROXIMATE FLOOR AREAS:** Ground Floor Retail or Office 24sqm  
First Floor Storage/Office 28sqm  
Second Floor Storage/Office 27sqm

**RENT:** £7,000 per annum  
Rent is exclusive of out-goings, rates and VAT (if applicable).

**RATEABLE VALUE:** £3,600 Approximate rates payable £1,598.4  
(source: [www.voa.gov.uk](http://www.voa.gov.uk))

**LEASE DETAILS:** Flexible terms available for a full repairing and insuring lease.

### AVAILABILITY:

Available now – For Further Information or to arrange a viewing please contact  
the Estate Office – 01653 692849

#### WITHOUT PREJUDICE & SUBJECT TO CONTRACT

Fitzwilliam (Malton) Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Fitzwilliam (Malton) Estate has any authority, to make or give any representation or warranty whatever in relation to this property