

# FITZWILLIAM ESTATES

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

## 55 MARKET PLACE, MALTON



## RETAIL UNIT FOR LET IN THE MARKET PLACE

A three storey retail unit in the middle of the Market Place. The shop has ground floor display areas of approximately 36sqm. There is also the potential to retail from part of the first floor plus storage space on the first and second floor.

**The property is available as a vacant unit or there is the potential to take over the current business at stock value.**

### APPROXIMATE FLOOR AREAS:

Ground Floor Sales 36sqm (387sqft)  
First Floor Sales 23sqm (250sqft)  
First Floor Storage 25sqm (270sqft)  
Second Floor Storage 20sqm (215sqft)

### RATEABLE VALUE:

The rateable value of the property is: £5,400 (Draft 2010 Rating)  
Approximate rates payable: £2,236 (Based on the 2010/11 multiplier of 41.4p)  
(source: [www.voa.gov.uk](http://www.voa.gov.uk))

### LEASE DETAILS:

Flexible terms available for a full repairing and insuring lease.

### RENT:

£8,500 pa exclusive of out-goings, rates and VAT if applicable.  
The property is registered for VAT

For Further Information or to arrange a viewing please contact the Estate Office.

### 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