

FITZWILLIAM ESTATES

A tradition of working for Malton



The Georgian House, 61 Market Place, Malton.

www.maltonestate.co.uk

Office TO LET:

Good quality office accommodation over three floors overlooking the Market Place. Comprising of nine good sized rooms plus welfare facilities. The offices are in the process of being fully refurbished. The ground floor retail area is excluded.

Photograph taken June 2006. Please Note: The Ground floor is excluded. The offices are accessed separately by a door at the side of the building.

Approximate Floor Areas:

First Floor - 2 office rooms plus third office or reception room and staff kitchen

Second Floor - 4 office rooms

Third Floor - 2 store rooms, Gents and Ladies WC's

Rent:

£9,000 per annum. Rent is exclusive of out-goings, rates and VAT (if applicable).

Rateable Value:

The rateable value of the property is: £9,100. Approximate rates payable: £3,940 (source: www.voa.gov.uk)

Lease Details:

Flexible terms available for a full repairing and insuring lease.

Available Now - For Further Information or to arrange a viewing please contact the Estate Office: 01653 692 849

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. Creative Production



"THE FUTURE'S LOOKING BRIGHT FOR THE MARKET TOWN THAT SELLS ITSELF" *Yorkshire Post Property Post*

A vibrant working market town in growth - Malton, unlike many of its contemporaries, is enjoying a sustained increase in visitor footfall and spend;

A resident catchment population of 53,000 - the town draws regular visitors from throughout Ryedale district and is situated mid-way between the major population centres of York (181,000) and Scarborough (106,000);

£143 million visitor spend in Ryedale - the number of regular visitors is swelled further by the nearby presence of many major tourist attractions such as Flamingo Land, Castle Howard, York Minster, Scampston Gardens and Eden Camp. There are 24 million visitor trips a year to the North Yorkshire Moors and Coast region, with £143 million visitor spend in Ryedale alone;

An affluent population - Ryedale District has a relatively affluent population, with an ABC1 bias and unemployment is below the regional and national average;

Regular local markets - Malton has its own regular weekly Saturday Market and monthly Farmers Market; Outstanding architectural features - many Grade II listed buildings and a traditional, unspoilt, central market place with two hours' free parking;

A very proactive Malton Estates landlord and "Business In Action" trader group who, together, have introduced an ongoing programme of special events to attract additional visitor footfall and spend;

Great shopping choice - a wide range of c. 200 independent outlets which offer a totally different shopping and customer service experience to that experienced in national high street retail brands and one-stop shopping centres;

Fantastic food and drink - restaurants, café bars, tearooms and pubs offering a wide range of food and drink, with a growing emphasis on local produce;

Excellent transport links are provided by the A64 and A169; First TransPennine Rail; Coastliner buses; and Leeds Bradford International and Teeside airports;

A proactive, long term development programme - supported by Yorkshire Forward, North Yorkshire County Council, Ryedale District Council, North Yorkshire Moors and Coast Tourism Partnership and Fitzwilliam (Malton) Estates.

• FLEXIBLE LEASE TERMS • RENT-FREE PERIODS • CAPITAL INVESTMENTS

If you are an entrepreneurial business who would like to share Malton's bright future, please contact the estate office for more information Tel: 01653 692 849 email: office@maltonestate.co.uk