



REFURBISHED UNIT

Saville House, Saville Street, MALTON

**PERFECT FOR RESTAURANT OR CAFÉ
BAR USE**



LOCATION

Malton is a very attractive and popular market town at the business heart of Ryedale, located between York and Scarborough. Malton has a local catchment of 22,000 with a further 34,000 within a 10 mile radius. The town serves a large and prosperous hinterland enabling it to offer a wide range of facilities. It hosts a mix of national multiple retailers and attractive local shops.

The property is located on Saville Street adjacent to Market Square with nearby retailers including **Clarks, Scrivens, Saville's Household Goods, Jane Bradley Ladies Wear and County Classics.**

DESCRIPTION

The property comprises a 2 storey building offering the following accommodation:

Gross Frontage	12.75m	41'10"
Internal Width	12.01m	39'6"
Shop Depth	10.06m	34'9"
Ground Floor Sales	128.26sqm	1,381sq ft
Ground Floor		
Office/Kitchen	16.5sqm	177sq ft
First Floor	142.34sqm	1,532sq ft

The property is capable of being extended to provide additional accommodation.

TERM

The unit is available by way of a new 10 year effectively Full Repairing and Insuring Lease at a commencing rental of £23,000 per annum exclusive.

RATEABLE VALUE

We are verbally advised by the Local Rating Authority that the property currently is assessed as follows:

Rateable Value	£11,000
Rates Payable	£4,764

Prospective purchasers should make their own enquiries with Ryedale District Council – Tel: 01653 600666 to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

VIEWING

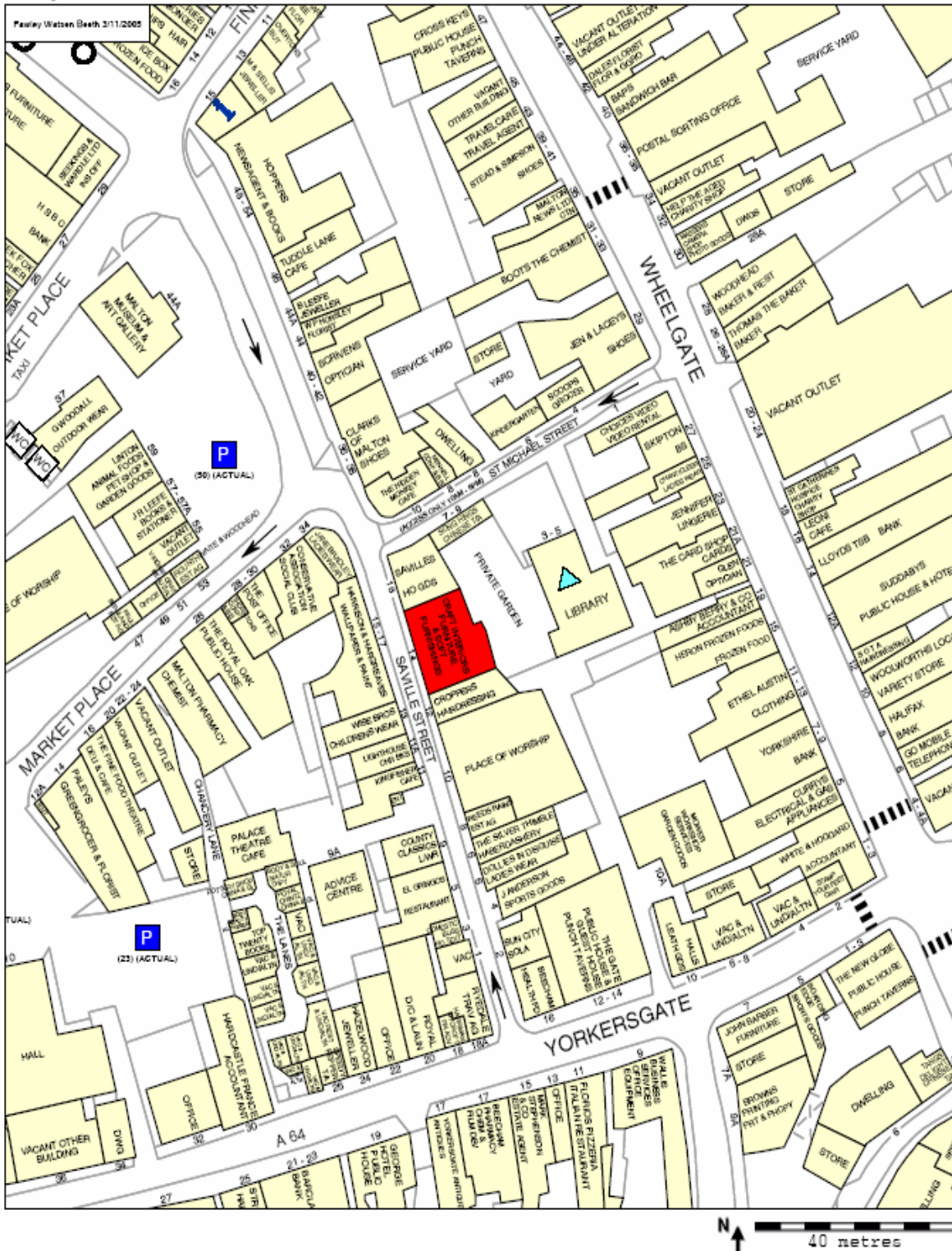
Strictly by appointment with this office, contact Julie Fawley on 0113 234 7900.

Email: Julie@fawleywatsonbooth.com

0113 234 7900

RETAIL AND COMMERCIAL PROPERTY CONSULTANTS

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