



Saville House,  
Saville Street,  
Malton  
To Let

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

**FITZWILLIAM ESTATES**

*A tradition of working for Malton*



## "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](mailto:office@maltonestate.co.uk)

# FITZWILLIAM ESTATES

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## Saville House, Saville Street, Malton.

### **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 businesses including **The New Malton, Costa Coffee, Fine & Country and The Yard.**

## REFURBISHED UNIT. PERFECT FOR RESTAURANT, CAFE OR BAR USE.

### **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 1,381sqft

Ground Floor Office/Kitchen - 16.5sqm 177sqft

First Floor - 142.34sqm 1,532sqft

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

### **Legal Costs:**

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

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



This is a CGI representation of a proposed refurbishment.



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**WITHOUT PREJUDICE & SUBJECT TO CONTRACT**

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