

# FITZWILLIAM ESTATES

*A tradition of working for Malton*



## 2 Yorkersgate, Malton.

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

### **Retail Unit TO 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:**

The rateable value of the property is: £3,600 Approximate rates payable: £1,598.40 (source: [www.voa.gov.uk](http://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  
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## "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