



**FITZWILLIAM
MALTON ESTATE**
Working for Malton since 1713

Talbot Yard, Malton, North Yorkshire

ARTISAN FOOD PRODUCTION UNITS



TO LET

Talbot Yard, Malton,
North Yorkshire YO17 7AJ

6 food production units
From 43m² to 176m²
Prime position near Malton Market Place

Location

Talbot Yard is located on the edge of the commercial area of the historic market town of Malton in North Yorkshire. Malton is located approximately 18 miles north east of York, 24 miles west of Scarborough and 8 miles south of Pickering. Malton is the principal commercial centre in a District with a population of 50,000. Talbot Yard occupies a prominent location at the entrance to Malton, opposite the renowned Talbot Hotel and James Martin Restaurant.

Yorkshire's Food Capital

Antonio Carluccio, the godfather of Italian Cuisine, was the first to call Malton "Yorkshire's Food Capital". Capitalising on this growing reputation, Talbot Yard has been refurbished to become a hub for Yorkshire food producers – a place for the best Yorkshire food and drink producers to congregate, process and produce the best food and drink in Yorkshire.

Malton has a close affiliation with food and drink. The farmland surrounding Malton is some of the most productive in the UK with some of the best produce grown and reared on Malton's doorstep. Today, the town's affiliation with food continues with the annual Malton Food Lovers Festival attracting many thousands of visitors and a well-attended Monthly Food Market on the second Saturday of every month.

Made in Malton

Alongside the Estate's commitment to attracting high quality food producers to Malton, the Made in Malton initiative was launched. Made in Malton is a logo which can be used as a mark of origin on product packaging. The aim of the Made in Malton initiative is to join artisan producers together to benefit from joint marketing opportunities and create a unified movement capable of spreading Malton's food reputation beyond the region. Producers based at Talbot Yard will have the use of the Made in Malton logo for their product packaging.



General Remarks Description

There are 6 food production units. The units are built predominantly of red brick and stone under pantile roofing. Each unit has limecrete flooring (with in-floor drainage) and is provided to a fully-refurbished shell ready for tenant fit-out. Each unit has the following separately metered mains services: electricity (3-phase up to a maximum of 60kVA per unit), gas (up to a maximum of 173kW per unit), water and ducting for a telephone/broadband connection.

Rent

Please contact the letting agent for details of rent and availability. Rents are payable quarterly and are quoted exclusive of outgoings, rates, service charge and VAT.

Lease: Each unit is available on an effective internally repairing lease for a flexible period. External maintenance of the buildings will be managed through a fixed annual service charge. The Landlord will arrange for external repairs, maintenance of common parts and buildings insurance. The Tenant will only be responsible for internal repairs and decoration.

Planning: The buildings in Talbot Yard are Grade II listed. The units have consent for use as A1 (Retail) and B1 (Light Industrial).

Amenities: Each unit will have provision for one parking space. There is free parking available in the Market Place.

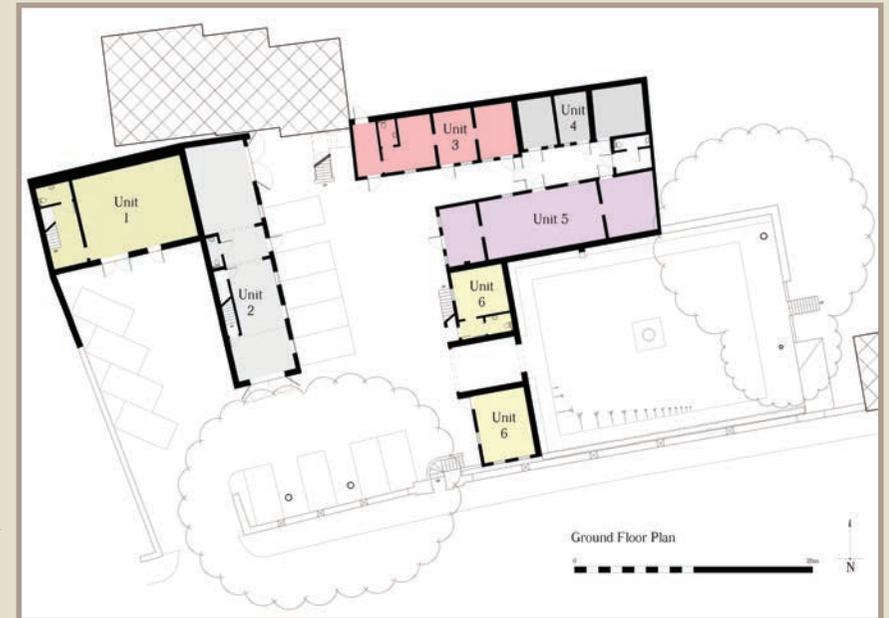
Rates: The Tenant will be responsible for the payment of Business Rates. At the time of publication of this brochure the units had not been valued for the purposes of Business Rates. Prior to entering any contract interested parties must satisfy themselves as to the Rates payable and direct further enquiries to the local Rating Authority (Ryedale District Council: 01653 600 666).

Energy Performance Certificate: Where relevant, a copy of the Energy Performance Certificate has been attached to this brochure. If for some reason it has become detached please contact the letting agents.

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

Viewing: Viewings are strictly by appointment. For further information or to arrange a viewing please contact the letting agent.

Directions: The postcode for the property is YO17 7AJ.



01653 692 849
The Estate Office, 88 Old Maltongate, Malton, YO17 7EG
surveyor@maltonestate.co.uk
www.maltonestate.co.uk

Fitzwilliam (Malton) Estates 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) Estates has any authority, to make or give any representation or warranty whatever in relation to this property. Particulars prepared March 2014.