FITZWILLIAM
MALTON ESTATE
*Working for Malton since 1713*

# RETAIL UNIT TO LET

## 18 CASTLEGATE, MALTON, YO17 7DT



**Two-storey double-fronted shop on busy main road.**
**Customer parking and deliveries to rear via side access road.**

**APPROXIMATE FLOOR AREAS:**

Ground Floor Sales: 137.10 sq m (1476 sq ft).
First Floor Sales / Storage: 109.50 sq m (1178 sq ft).

**BUSINESS RATES:**

Rateable value is being re-assessed

**RENT:**

£13,750 per annum exclusive of business rates and all other outgoings.
VAT to be charged in addition.

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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.