



FITZWILLIAM  
MALTON ESTATE  
*Working for Malton since 1713*

# OFFICE UNIT TO LET

**7-9 WHEELGATE, MALTON, YO17 7LP**



**Former Bank in a busy main road location. Suitable for variety of uses (subject to p.p.) including retail, bar/restaurant, offices etc. Main Banking Hall with high ceiling and potential to install a mezzanine. Ancillary first floor accommodation and excellent dry storage in basement with goods lift. Rear access and private parking for 3 cars.**

**APPROXIMATE FLOOR AREAS:**

Ground Floor: 124.70 sq m (1,342 sq ft).

First Floor: 47.70 sq m (513 sq ft).

Basement: 31.60 sq m (340 sq ft)

**Total: 204 sq m (2,195 sq ft)**

**RATEABLE VALUE:**

The rateable value of the property is: £25,250 (Source: [www.voa.gov.uk](http://www.voa.gov.uk))

**RENT:**

£29,500 per annum exclusive of business rates and all other outgoings. VAT not currently charged in addition.

**01653 692849 | [www.maltonestate.co.uk](http://www.maltonestate.co.uk)**

**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.