FITZWILLIAM
MALTON ESTATE
Working for Malton since 1713

RETAIL UNIT TO LET

31-33 WHEELGATE, MALTON, YO17 7HT



Former Boots store on main road and adjacent to pedestrian crossing.
Prominent frontage, large rear storeroom, and staff welfare facilities

APPROXIMATE FLOOR AREAS:

Ground Floor Sales: 127.83 sq m (1376 sq ft).
Office / Stores: 13.75 sq m (148 sq ft)
First Floor Staff Room / Kitchen: 27.41 sq m (295 sq ft).

BUSINESS RATES:

Rateable value: £34,250

RENT:

£35,950 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.