

To Let



Whitby

72-74 Baxtergate, YO21 1BB

Ground Floor: 1,569 sq ft (145.76 sq m)

Rent: £35,000 pax

Location & Description:

- **Whitby is a seaside town in the Scarborough Borough of North Yorkshire, located approximately 31 miles from Middlesbrough, and 46 miles from York.**
- **The property is situated on Baxtergate, which features many local and national occupiers.**

Demise:

Ground Floor 1,569 sq ft (145.76 sq m)

First Floor 1,201 sq ft (111.58 sq m)

Rent:

£35,000 per annum exclusive.

Lease:

The premises are currently held on a full repairing and insuring lease which expires 28th September 2025. The lease is available by way of assignment or sub-letting.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £35,250.

Date Prepared:

March 2025

Contact Us:

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