



**align** CHARTERED  
SURVEYORS

01609 797 330

**TO LET**  
**RESTAURANT / BAR**  
**UP TO 355 SQ.M / 3,820 SQ.FT**

**45a Church Street**  
**Guisborough**  
**TS14 6HG**

**ENQUIRIES**  
[alignsurveyors.co.uk](http://alignsurveyors.co.uk)



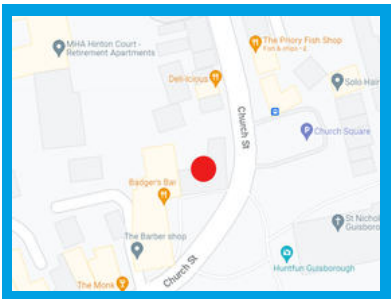
## DESCRIPTION

An edge of Town centre F&B offering for either restaurant or pub setting, located within a court yard of other "foodie" premises which is set across two floors (First floor currently used as a 4/5 bedroom apartment). Providing a fantastic opportunities for a small business or a Named brand to set up and grow in the Market Town of Guisborough. The premises benefits from close proximity to the town as well as the famous Guisborough Priory and ruins off Church Street.

There are excellent on street public parking adjacent, which provides customers parking opportunities for this unique area as well as the Town of Guisborough. Church Street is just off of "Westgate" surrounded by all local amenities such as small local boutique shops, cafes to the multi nationals with the likes of Costa, JD Witherspoon, Morrison's, Boots and some excellent eating establishments adjacent.

The location is excellent with easy access to Guisborough Famous Priory and the North Yorkshire Moors tourist attraction on the boundaries of the Town being less than a mile walking distance away. Guisborough has excellent communications with links to the A172 and A66 to Newcastle/Durham and the A19 South connecting to York and Leeds, this is a location for people commuting to the larger cities.

## LOCATION PLAN



## PROPERTY SIZE

From 183 Sqm/ 1,970 Sqft to 354.87 Sqm/ 3,820 Sqft

## FLOOR AREAS (GIA)

Floor	Sq. m	Sq. ft
Ground Floor	183	1,970
Second Floor	172	1,850
Total	355	3,820

Currently set out as a 4/5 bed flat

## RENTAL

£33,000 per annum, exclusive (Ground floor)  
First floor negotiable (TBC)

## TERMS

A FRI lease is available for the ground floor premises.

## EPC

The EPC for this property can be provided upon request.

## VIEWING

Viewings are to be arranged by the retained agents who's details can be found on the front of this brochure. Or alternatively please email [Christopher.Black@alignsurveyors.co.uk](mailto:Christopher.Black@alignsurveyors.co.uk) or [Kelsey.Collins@alignsurveyors.co.uk](mailto:Kelsey.Collins@alignsurveyors.co.uk)

## LEGAL COSTS

Each party are responsible for their own legal costs in the leasing of this property.



## DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)