



TO LET - PRIME RETAIL UNIT

(Approx 53.63 SQM / 577 SQ.FT)

14 WHEELGATE,
MALTON, YO17 7HP

- Popular Market Town Location
- Prime Shopping Street
- Rental: £12,000 per annum
- Suitable For A Variety of Uses (STP)

**malcolm
stuart**
PROPERTY CONSULTANTS

DESCRIPTION

Ground floor, compact unit fronting the extremely popular and prime retail destination of Wheelgate in central Malton. Malton is an affluent market town located between York and the East Coast in North Yorkshire. The town is well serviced by the A64 carriageway and public transport with rail and bus connections to the east and west including the Trans-Pennine rail service to Leeds, Manchester and Liverpool which connects at York to the East Coast main line, with London being reached within two hours 30 minutes.

The unit is situated close to a host of retailers such as Yorkshire Trading Company, Thomas The Baker, Superdrug, Cooplands and Boost amongst a whole host of others created high levels of pedestrian flow in the immediate area



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared October 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

PLANNING

We understand the premises have a Class E – Commercial, Business and Service consent but we would recommend checking the status with North Yorkshire Planning Department – 0300 131 2131.

BUSINESS RATES - 2023 LIST

Shop & Premises £13,750

Current UBR is 0.499 – if occupiers qualify for SBRR together with Retail, Hospitality & Leisure discount they will pay approx. £2,500 (for 2025/26)

EPC

Pending

TERMS

The unit is available on a new Effective FRI lease for a term of years to be negotiated at a rental of £12,000 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
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