

TO LET - GROUND FLOOR RETAIL UNIT (Approx 694 SQ.FT)

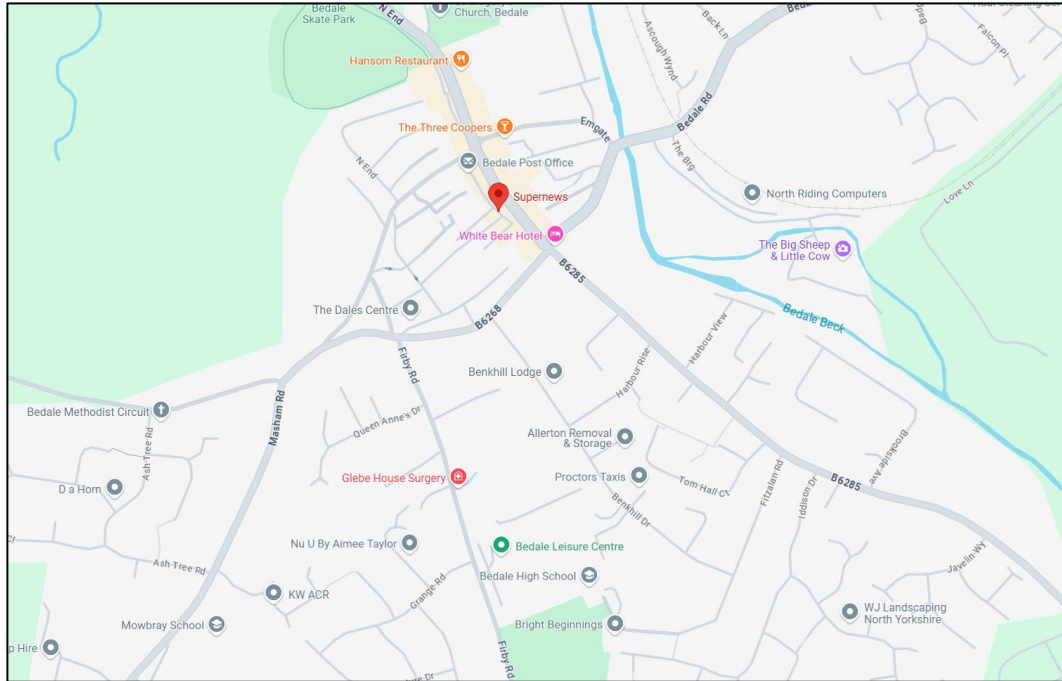
Unit 1
Market Court,
Bedale
DL8 1YA

- Prime Retail Unit
- Potential for £0 Business Rates
- Adjacent Co-op Supermarket
- Popular Market Town Location
- Rental: £14,500 per annum

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stuart**
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DESCRIPTION

Ground floor retail premises extending to approximately 694 sq.ft and forming part of a substantial Grade II listed building fronting the Market Place in Bedale, North Yorkshire. The unit comprises open plan sales area to the front with ancillary storage and WC facilities to the rear. The unit was formerly a newsagents but would suit a variety of different occupiers. There are commercial users within the upper floors and the Co-operative Supermarket adjacent which generates excellent footfall and exposure for the unit.



PLANNING

We recommend interested parties make their own enquiries with the local authority – 01609 767015

BUSINESS RATES - 2023 LIST

Shop & Premises £11,500

Current UBR is 0.499 but if it is the occupiers only place of occupation they can benefit from SBRR and pay £0.

EPC

The property has a current EPC rating of C52

TERMS

The unit is available on a new effective FRI lease for a term of years to be negotiated at a rental of £14,500 per annum.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

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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 June 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.