

ON THE INSTRUCTIONS OF MARKS & SPENCER
**Whitby | Unit B, Whitby Retail Park, Fairfield Way,
YO22 4PU**
PROMINENT RETAIL UNIT TO LET



M&S
EST. 1884

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(CGI IMAGE)

Whitby is a popular seaside resort town, situated on the edge of the North Yorkshire Moors National Park, approximately 19 miles north of Scarborough and 45 miles north east of York. The town has a primary catchment population of approximately 20,400 and is estimated to attract over 1.1 million tourist day trips and 134,000 overnight trips per annum, generating an annual spend in excess of £62 million.

The town forms the primary retail destination for an extended hinterland, (population in excess of 32,000), with annual comparison and convenience goods spends higher than the national average at approximately £95 million and £52 million respectively.



LOCATION

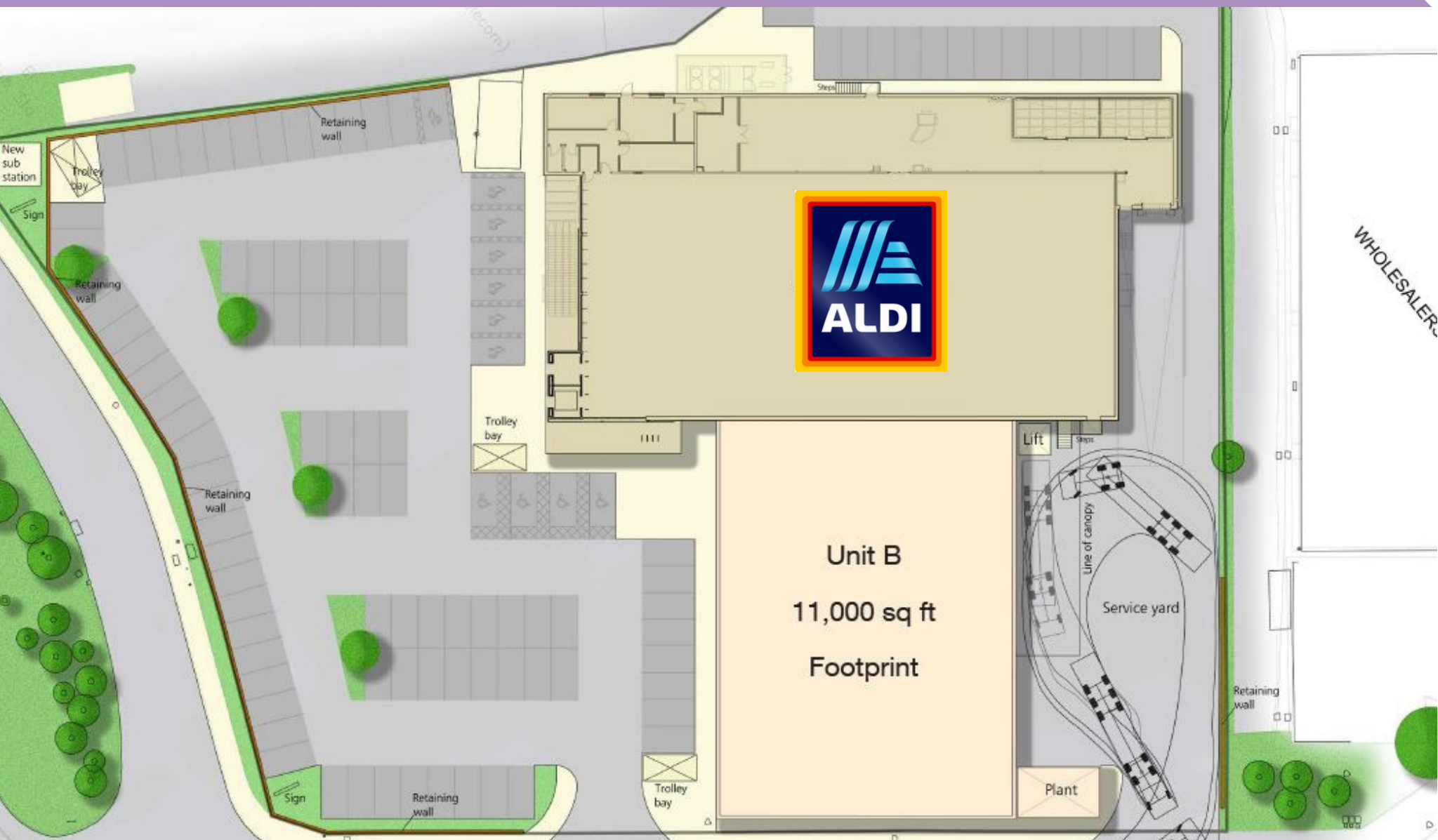
The development is situated on Fairfield Way fronting the A171 (with annual average daily flows of approximately 15,500 vehicles), which forms the main arterial route from Leeds /York/ Scarborough to the south and Darlington/ Middlesbrough to the north.

The scheme is approximately 5 minutes drive time (1.6 miles) from the town centre and sits immediately adjacent to a 50,000 sq ft Sainsbury's foodstore and a 30,000 sq ft B&M store which forms the only out of town retailing in the area and the principal food offer for the catchment population.

DESCRIPTION

The development comprises a two unit scheme, as shown on the attached plan. Aldi occupy Unit A. Unit B, has a ground floor area of approximately 11,000 sq ft with additional mezzanine accommodation of approximately 5,000 sq ft. There are 112 car parking spaces.

There may be the opportunity to adapt the accommodation to suit individual requirements on a whole or split basis, with further information available upon request.



EPC / RATES

The units are yet to be assessed for energy performance and rating purposes

LEASE TERMS

The unit is to be made available by way of assignment or underletting of Marks & Spencer's effectively full repairing and insuring lease on terms to be agreed.



CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

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JULY 2020

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VIEWINGS AND FURTHER INFORMATION

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