

FIRST FLOOR OFFICE TO LET



FIRST FLOOR, 10 NORTH STREET, WETHERBY LS22 6NN

- 64.29 sq.m (692 sq.ft)
- Wetherby town centre.
- Open plan office with 3 private offices.
- Suitable for a variety of uses including office, healthcare, & counselling, subject to planning.

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Wetherby, with a population of 11,242 persons, is a busy West Yorkshire market town located close to the county's border with North Yorkshire. The town lies adjacent to the A1 (M) and is served by Junctions 45 and 46 which provide excellent north/south communications. Leeds is 12.5 miles away, York 14 miles and Harrogate 9 miles.

The property is situated on North Street immediately adjacent to the popular Horsefair Centre with nearby occupiers including Boots, HSBC, M&S Simply Food, Morrisons, Argos, Greggs and a variety of well-established independent retailers.

DESCRIPTION

The property comprises a first floor office situated above a retail parade fronting North Street. The entrance to the property is via a courtyard, accessed through a mid-terrace archway with stairs leading to the first floor. The entrance is communal, providing access to a further 2 offices which are occupied.

The accommodation provides an open plan office with 3 private offices and benefits from a kitchenette and WC facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate area of **64.29 sq.m (692 sq. ft.)**

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£6,000 per annum exclusive**.

RATES

We understand the property has a Rateable Value of £6,500.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (98). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Nov 21

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.