



# TO LET

**FIRST FLOOR OFFICE UNIT, TOWN HALL, SETTLE  
£3750 PCM PER ANNUM**



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## **FIRST FLOOR OFFICE UNIT, TOWN HALL, SETTLE, BD24 9EJ**

Spacious well-presented first floor office situated within this historic building within the centre of Settle.

Accessed via an impressive communal entrance hall, with feature oak staircase. Light and airy room offering 320ft<sup>2</sup> accommodation with shared facilities.

Heated plus secondary glazed windows with views over the Market Square.

Ideal for small business or starter business, well worthy of inspection.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Communal entrance.

#### **First Floor**

Office Space.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Communal Entrance Hall:**

Intercom Access to impressive entrance hall, with return staircase to the first floor.

#### **FIRST FLOOR:**

##### **Landing:**

Spacious landing area leading to office area.

##### **Office Space:**

Spacious room with three secondary glazed windows with views over the Market Place, two radiators, modern lighting.





### **View**

#### **Directions:**

Leave the Settle Office and go across the road into the market square and the town hall faces you. The unit is located on the right hand side of the building.

#### **Terms:**

The property is offered on flexible terms subject to negotiation preferably 3 or 5 year lease with 6 months' notice of termination.

#### **Viewing:**

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

#### **Costs:**

3 months' rent deposit plus the tenants are to pay their own legal costs.

#### **Business Rates:**

Rateable Value – £2900

Please note business rates may not be payable subject to the size of the business, and maybe eligible for business rate relief.

#### **EPC:**

The property is a listed building, and as such an EPC is not required.

#### **Services:**

The unit has access to toilet, shower and kitchen facilities within the town hall building. All electric is separately metered, heating is installed and charged out as a service charge dependant on the size of the unit.

#### **Application:**

All interested parties should in the first instance contact our Settle office, if then interested further an application is to be submitted to the landlords.

#### **References:**

The landlords will require references i.e. possible credit check, previous landlord, etc.



**N.B.**

There is no VAT to pay on the rentals.

**Local Authority:**

North Yorkshire Council  
Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ



Market Place  
Settle  
North Yorkshire  
BD24 9EJ

Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)



[www.tpos.co.uk](http://www.tpos.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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