



TO LET

**SHOP UNIT, 10 STATION ROAD, HIGH BENTHAM
£400 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



SHOP UNIT, 10 STATION ROAD, HIGH BENTHAM, LA2 7LF

Prominent ground floor/lower ground floor retail unit available for rental on flexible terms, offering spacious accommodation.

Ground floor space with large, glazed shop front/display window, approximately 300ft² sales area plus 30ft window space.

Large lower ground floor area comprising two rooms, ideal storage/workshop.

Small rear yard/sitting out area.

Ideal shop for established business or starter business.

High Bentham is a popular and busy market town, set amid stunning countryside on the edge of the Bowland Area of Outstanding Natural beauty. Within half an hour of the Lakes and Dales.

Because of the town's location, it is popular with tourists, which could enhance any business.

Great opportunity to start your dream of owning a business!

ACCOMMODATION COMPRISES:

Ground Floor

Sales Area, WC off, Rear Lobby

Lower Ground Floor

2 Storerooms

Outside:

Rear Yard Area

ACCOMMODATION

GROUND FLOOR:

Sales Area:

14'2" x 22'0"

Plus, Shop Display Window:

10'0" x 3'0"

Large, light and airy shop unit with large display window with frontage onto Station Road. External entrance door, double glazed rear window

WC off:

WC, wash hand basin.

Rear Lobby:

Rear external entrance door, staircase to lower ground floor.





LOWER GROUND FLOOR:

Two storage rooms.

Room 1:

14'0" x 25'7"

Large room, electric panel heater, sink unit.

Room 2:

8'10" x 11'5"

Electric panel heater.



OUTSIDE:

Small rear yard area.

Directions:

Leave the Bentham office up the main street, turn right onto Station Road. No 10 is on the right-hand side. A 'To Let' board is erected.

Tenure:

New business lease to be negotiated, probably 3 years, full repairing lease with facility to be extended.

Services:

Mains drainage, electric and water.

Viewing:

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

Terms:

A rental of **£400** per calendar month, plus a returnable bond of **£400** payable on commencement of the lease. The would be tenants are also responsible for the payment of all bills i.e. electricity, gas, water rates, council tax, telephone etc.



Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit of one weeks rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlords.

References:

The would - be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

N.B.

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one months notice of termination of the agreement.

Local Authority:

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

Council Tax Band

10 Station Road Bentham LANCASTER LA2 7LF		Energy rating E
Valid until 15 October 2024	Certificate number 9519-3000-0446-0790-5791	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	80 square metres



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



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 a 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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