



# TO LET

**BASEMENT RETAIL UNIT, TOWN HALL, SETTLE**  
**£4750 per annum**



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



## LOWER GROUND FLOOR STUDIO, TOWN HALL, SETTLE, BD24 9EJ

Interesting lower ground floor studio space situated within this prominent listed building in the centre of Settle.

The space offers approximately 33.5sqm modern accommodation. Ideally suited for small artisan business, well worthy of inspection.

Settle is a busy thriving market town, located on the edge of the Yorkshire Dales National Park, it is a major tourist centre and enjoys a good tourist trade along with an established local trade.

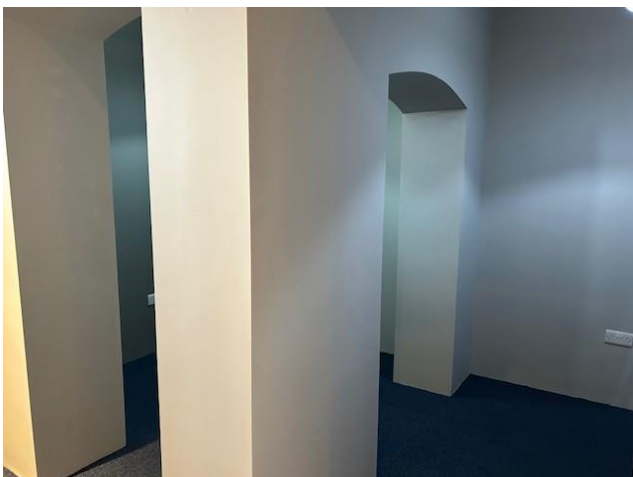
### RETAIL UNITS COMPRISES:

Stone steps down from the street level.

#### Main Studio Area:

18'0 x 13'0" (5.48 x 3.96)

With part glazed external entrance door, large room with 3 windows, and modern lighting. Open plan space with alcoves 13'0 x 6'0 (3.96 x 1.82), built in shelving.



#### Services:

All units have access to toilet, shower, and kitchen facilities within the town hall building. Electric all units are separately metered, water - all separately metered. Heating is installed and shared by other parts of the building and charged as a service charge dependant on the size of the unit.

**Directions:**

Leave the Settle Office, go across the road into the market square and to the town hall. The units are located on the market side of the building. A To Let Board is erected.

**Viewing:**

Strictly by prior appointment as the units are still currently occupied.

**Terms:**

Available on a new lease to be negotiated with services charges.

**Costs:**

3 months rent deposit plus tenant the tenant is to pay their own legal costs.

**Business Rates:**

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 (Energy Performance Certificate) is not required.

**Application:**

All interested parties should in the first instance contact our Settle office, if then interested further an application form should be completed and submitted to the landlord.

**References:**

The landlord will require references i.e. bank/credit references previous landlord etc.

**N.B.**

There is no VAT to pay on the rental.



[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.