



# TO LET

**SHOP UNIT, 2 STATION ROAD, HIGH BENTHAM  
£400 PCM**



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



## SHOP UNIT, 2 STATION ROAD, HIGH BENTHAM, LA2 7LF

Well positioned ground floor shop unit located on station Road, close to the centre of High Bentham with a good trading position.

Spacious ground floor sales area extending to approximately 700ft<sup>2</sup> with central entrance door, large upvc double glazed sales windows, rear store area 100ft<sup>2</sup>.

Ideal property for established business or new starter venture, reasonable rental terms, and flexible lease available

High Bentham is a thriving Market town with active community and thriving local trade, plus well-established tourist trade.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Shop Area, Kitchen Area.

### ACCOMMODATION

#### GROUND FLOOR:

##### Sales Area:

26'6" x 16'6" (8.07 x 5.02)

Large open plan sale area extending to approximately 700ft<sup>2</sup>, light and airy with large shop front windows and central door, store cupboard, rear access door, 2 storage heaters.



##### Kitchen Area:

9'0" x 6'3" (2.74 x 1.90)

With stainless steel sink, access to the rear.

**Directions:**

Leave the Bentham office and turn right on to Station Road and number 2 is on the righthand side. A To Let Board is erected.

**Rateable Value**

116 M<sup>2</sup> rateable value £5100

**Tenure:**

Available on a six months shorthold tenancy with the ability to be extended if required.

**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 one weeks rent is required hold the property. This deposit would not be required until you have been formally accepted by the landlord.

**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:**

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

2 Station Road  
Bentham  
LANCASTER  
LA2 7LF

Report number  
**0730-6900-0458-3920-0070**

Valid until  
**8 August 2028**

**Energy rating and EPC**

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property.](#)



Market Square  
Settle  
North Yorkshire  
BD24 9HS

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 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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