



# TO LET

**OFFICE UNIT, TOWN HALL, SETTLE**  
**£3750.00 PER ANNUM**



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



## OFFICE UNIT, TOWN HALL, SETTLE, BD24 9EJ.

Fantastic opportunity to rent on flexible terms first floor serviced office unit, offering good sized accommodation with large window making it light and airy.

One large room with additional room off for storage. The property has shared heating and separately metered electric.

Ideal unit for small business or starter business offering central location and a good postal address.

Well worthy of inspection to appreciate size and location and convenience to the town.

### ACCOMMODATION

#### FIRST FLOOR:

##### Main Office:

11'2" x 18'7" (3.40 x 5.66)

Large single glazed window and radiator.



##### Second Room:

8'4" x 9'7" (2.54 x 2.92)

Storage space with built in units.



##### Directions:

Leave the Settle Office and go across the road.

The Town Hall is located in front of you and the entrance to the building is on the right hand side off Cheapside.

##### Viewing:

Strictly by prior appointment with and accompanied by a member of the letting agents.

**Terms:**

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

**Costs:**

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

**Business Rates:**

Rateable Value –

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 form is to be 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 rentals.