

47, High Street, Boroughbridge, YO51 9AW



## Retail/Office/Beauty/Clinic premises in prime location on High Street

- Double fronted shop recently refurbished
- Established retailing position on the High Street
- Open plan sales to ground floor with office/storage to first floor
- Additional storage to second floor
- £15,000 p.a.

Retail

**TO LET**

**1,103 sq ft**

(102.47 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

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## Summary

<b>Available Size</b>	1,103 sq ft
<b>Rateable Value</b>	£13,750 A new tenant would be eligible for small business rate relief as the rateable value is below £15,000. Some business rates will be payable (just less than half) as the rateable value is above £12,000. Interested parties are advised to contact the Local Rating Authority North Yorkshire County Council on (01423) 500600.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (41)

## Description

The subject property comprises an open plan retail sales area to the ground floor which has been recently refurbished with open plan office/storage area to the first floor including kitchen and staff facilities. The second floor also provides an additional storage area.

## Location

Boroughbridge is a small market town, conveniently located adjacent to the A1. York lies approximately 15 miles to the south-east and Harrogate approximately 10 miles to the south-west.

The property is situated in a prominent position on the High Street close to its junction with Fishergate in a well-established trading position.

Nearby occupiers include G.Craggs Home Entertainment, Finesse Interiors, Oxfam, Numark Pharmacy, Spar, Cooplands and Appletons.

## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Floor Sales	Retail	646	60.02
1st - Floor Office/Stores/Ancillary	Retail	457	42.46
2nd - Floor Storage/Attic	Retail	321	29.82
<b>Total</b>		<b>1,424</b>	<b>132.30</b>

## Terms

The property is available to let on an assignment or sub-letting of an existing lease for a term expiring on 24th March 2026. Alternatively, there is potential for a new lease to be negotiated and a surrender of the existing lease.

## VAT

We understand that the property has been elected for VAT and so VAT will be payable on the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



## Viewing & Further Information

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