

# 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)



# 47, High Street, Boroughbridge, YO51 9AW

### Summary

Available Size	1,103 sq ft
Rateable Value	£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.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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
Total		1,424	132.30

#### 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.

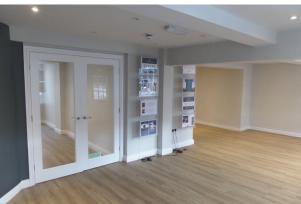
#### VAT

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 thier own legal costs incurred in this transaction.







# Viewing & Further Information

#### **Peter Rawnsley**

(01423) 547912 pr@montpellierproperty.com

## Helen Cox-Rawnsley

(01423) 547313 hcr@montpellierproperty.com