

5 Leyburn Road, Masham, Ripon, HG4 4ER



Self-contained retail /office suite/clinic premises

- Self-contained retail/office suite/clinic premises close to Masham town centre
- Separate ladies and gents WC facilities
- On site car parking spaces (3)

Healthcare, Office, Retail
TO LET

820 sq ft
(76.18 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

5 Leyburn Road, Masham, Ripon, HG4 4ER

Summary

Available Size	820 sq ft
Rent	£10,000 per annum
Rateable Value	£7,100 wef April 2023
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is situated on Leyburn Road in Masham, close to the CO-OP food store and its junction with Silvermarket Street, approximately 1/3 mile to the north-west of the Market Place and the town centre.

The property provides a self-contained single storey retail unit/office suite/clinic premises. The property benefits from two rooms, each with a sink unit and a general reception area. There are also separate ladies and gents WC facilities.

There are three car parking spaces available in the car park.

Location

The property is located in Masham approximately 9 miles north-west of Ripon, approximately 6 miles south-west of Bedale and approximately 11 miles south-east of Leyburn. The A1 trunk road is approximately 8 miles to the east.

Accommodation

Name	sq ft	sq m	Availability
Ground - Floor	820	76.18	Available
Total	820	76.18	

Planning

The property benefits from a change of use to office/retail (Use Class B1/A1) from D1 (Clinic Use) under application 19/02969/COU. The property is considered suitable for clinic use or retail or office considering the new Use Class E wef 01/09/20.

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com