

## TO LET

**8  
MARKET PLACE  
LEYBURN  
NORTH YORKSHIRE  
DL8 5BQ**

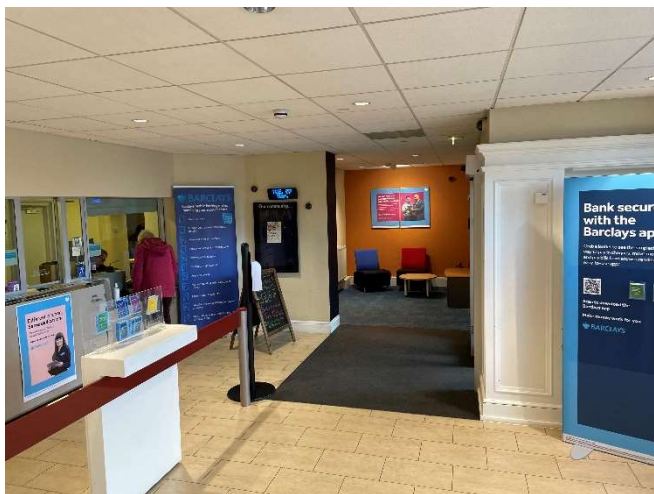
- SUBSTANTIAL FORMER BANKING PREMISES
- GRADE II LISTED
- SUITABLE FOR A VARIETY OF USES (STPP)
- 287.17 SQ.M (3091 SQ.FT)



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	2132	198.10
First Floor	959	89.07
<b>Total Approximate NIA</b>	<b>3,091</b>	<b>287.17</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £21,250.

## EPC

The property has been assessed with an EPC rating of 83 (D).

## Terms

The premises are available To Let by way of an assignment of the existing lease which expires on 14<sup>th</sup> June 2027.

## Rental

**£27,500 Per Annum**

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting/selling transaction.

## Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting/selling agents:

## Mathew Bower

Direct Line: 0113 8480000

Email: [mathew.bower@walkersingleton.co.uk](mailto:mathew.bower@walkersingleton.co.uk)

Ref: 44633

Sep-23

## Location

The property is located in the popular and sought after market town of Leyburn. It fronts on to Market Place, a busy local high street with neighbouring occupiers consisting of local and national retailers.

## Description

The property comprises the ground and first floor of a substantial Grade II listed three storey stone built property under a pitched slate covered roof.

Internally, the accommodation provides a large open plan banking hall at ground floor level with a meeting room built out. To the rear of the ground floor is a further open plan office with a small kitchen accessed off and w/c's.

To the first floor are three offices and w/c's.



No.1 Aire Street, Leeds, LS1 4PR

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