

TO LET

**49
HIGH STREET
PATELEY BRIDGE
HG3 5LA**

- PROMINENT FORMER BANKING PREMISES
- SOUGHT AFTER LOCATION
- SUITABLE FOR A VARIETY OF USES (STPP)
- 1029 SQ.FT (95.59 SQ.M)



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Location

The premises occupy a prominent position at the of the High Street in the desirable Market Town of Pateley Bridge in the Yorkshire Dales.

Harrogate is some 14 miles to the South-East and Leeds 26 miles South.

Description

The property comprises a Ground Floor former banking premises within a two storey, stone built end terrace under a pitched slate covered roof.

Internally the property comprises an entrance vestibule which leads to the former banking hall on the left hand side of the building. This benefits from painted plaster walls and ceilings, category II lighting and solid concrete floors with carpet coverings. Accessed from the banking hall are two strong rooms, staff kitchen and staff toilets.

To the right hand side of the building is an office benefitting from painted plaster walls and ceilings, category II lighting and carpet floor coverings.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	1,029	95.59
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 £6,800.

EPC

The property has been assessed with an EPC rating of 77 (D)

Terms

The premises are available To Let by way of an assignment of an existing term expiring on 20th May 2028.

Rental

£12,300 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.

Viewing

By arrangement with the sole agents:-

Mathew Bower

Direct Line: 0113 8480000

Email: mathew.bower@walkersingleton.co.uk

Ref:

May-20



No.1 Aire Street, Leeds, LS1 4PR

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