



FIRST FLOOR OFFICE

EXTENDING TO APPROX 183 SQ FT (17.0 SQ M)

5 ST JAMES SQUARE, BROUGHBRIDGE YO51 9AS

OCCUPYING A PRESTIGIOUS LOCATION OVERLOOKING THE DELIGHTFUL COBBLED ST JAMES SQUARE AND FOUNTAIN IN THE CENTRE OF THIS HISTORIC TOWN HAVING THE ADDED ADVANTAGE OF PRIVATE PARKING (SUBJECT TO AGREED TERMS) AND EXCELLENT PROXIMITY TO THE A1(M) AND TOWNS OF RIPON AND HARROGATE.

RENT: £275.00 per month

TO LET

DESCRIPTION

An excellent opportunity to rent a first floor office in a prestigious Grade II Listed Building overlooking St James Square and the Fountain in the centre of the expanding town of Boroughbridge.

The building is shared with three other companies.

It is felt the office would be suitable for a variety of professional and other uses.

ACCOMMODATION

Ground Floor

Shared Kitchen 12'0 x 10' 0 (3.66m x 3.05m)

With a range of freestanding stainless steel kitchen units incorporating single drainer and stainless-steel sink unit. Microwave and fridge.

First Floor

Shared Access to WC

Office 14'6 x 12' 8 (4.42 x 3.86m)

With double panelled radiator. Window overlooking St James Square.

Outside

Parking is available on St James Square subject to agreed terms.

ADDITIONAL INFORMATION

Terms Of Lease

The office is available **'To Let'** on a Lease, the length of which is negotiable, on a short-term internal repairing and insuring basis at a rent of **£275.00 per month exclusive**.

There will be a **Service Charge** to be agreed to cover the cost of electricity, water, gas and building insurance. Business rates will be charged separately.

The incoming **Tenant** will be responsible for the Legal Fees in respect of the cost of the drawing up of the Lease.

Attention is drawn to the fact that the **Tenant** will be required to enter into a Lease which is contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

References

Trade, Bank and Personal References will be required.

Viewing

Strictly by appointment only with the letting agents, Lister Haigh (Yorkshire) Ltd on 01423 860322.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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