

# GROUND FLOOR RETAIL UNIT TO LET



**33 HIGH STREET  
WETHERBY, LS22 6LR**

**APPROX 74 sq m (796.52 sq. ft)**

- Excellent central location
- Ground floor retail unit
- Excellent passing foot fall
- New lease available
- £16,000 per annum

## PROPERTY DETAILS

### Location

The property is situated in Wetherby town centre, just off the Market Place in the main shopping area of this buoyant market town. Wetherby has excellent access to the A1 and national motorway network and a broad mix of independent shops, restaurants, cafes and bars.

### Description

The unit offers a predominantly open plan sales floor with large double fronted windows facing onto the busy High Street and benefits further from storage space and WC facilities.

### Accommodation

#### Ground Floor

Shop Unit

Measured in accordance with the RICS Code of Measuring practice (6th Edn) the property provides a Net Internal Area of 74 sq m (796.52 sq ft).

### Lease

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

### Legal Costs

Each party to be responsible for their own legal costs.

### Quoting Rental

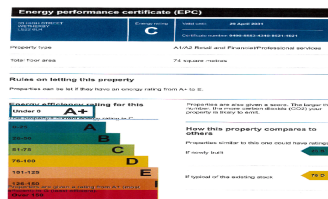
Commencing rent of £16,000 per annum exclusive of VAT, rates, services, service charge, insurance, and any other outgoings

### Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £17,250 p.a.. We advise interested parties to make their own enquiries.

### EPC Report number

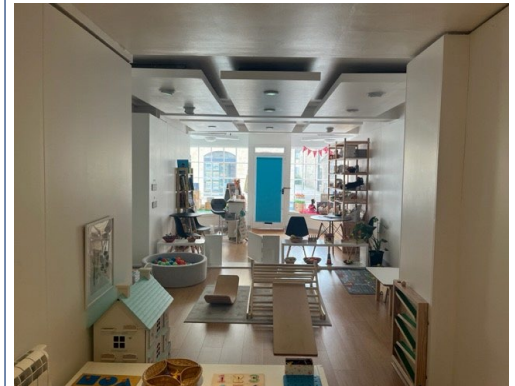
2530-7280-5127-4309-9534



The property has been assessed as having an energy performance asset rating of C.

### Planning

The unit currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.



### Further Information/ Viewing

For further information or to arrange an inspection please contact:

Jane Golisti

Wetherby Property Management

T 01937 534662

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**Subject to Contract**

Details prepared May 2023

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Wetherby Property Management or Williams Property Consultants Limited for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.