



Commercial Property

To Let 1st and 2nd Floor Office Suite



11 THE SHAMBLES, WETHERBY LS22 6NG
FIRST FLOOR OFFICE SUITE

- **APPROX 123.47 sq m (1329 sq ft)**
- **Occupying a convenient position in Wetherby town centre**
 - **Self-contained offices**
 - **£12,500 per annum**

PROPERTY DETAILS

Location

The property is situated close to Wetherby town centre with convenient access to the A1 and national motorway network as well as great local shopping facilities.

Description

The offices are located above shop premises and front onto the High Street in the town centre. Access to the premises is provided at the rear from The Shambles which links into the Market Place. The offices can be split into 2 separate office suites.

Accommodation

1st Floor

Reception, 3 offices, kitchenette, 3 WC's.

2nd Floor

4 further offices, with 1 currently used as a meeting room, one used as a staff room.

1st Floor 694 sq ft, 64.47 sq m

2nd Floor 635 sq ft, 58.99 sq m

Total: 1,329 sq ft, 123.46 sq m

Services

Mains electricity, gas and water installed.

Legal Costs

Both Parties are responsible for their own legal costs.

Lease

The property is offered on new effectively full repairing and insuring lease.

Quoting Rental

Passing Rental £12,500 per annum exclusive of VAT.

Can be split into 2 separate office suites at £7,000 per annum exclusive of VAT.

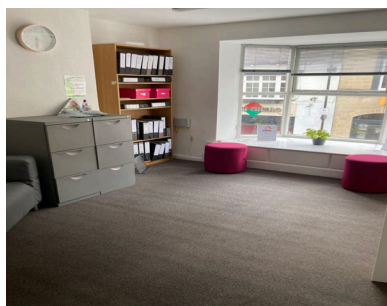
Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £10,500 per annum. We advise interested parties to make their own enquiries.

EPC

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

Energy performance certificate (EPC)		
Current energy rating	Estimated energy cost	View more
D	15 Search only	
<small>Compare similar: click on this table title side</small>		
Property type	B1 Office and Workshop business	
Total floor area	100 square metres	
Rules on letting this property <small>Properties can be let if they have an energy rating from A+ to E.</small>		
Energy rating and score <small>This property's current energy rating is D.</small>		
<small>Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.</small>		



Further Information/ Viewing

For further information or to arrange an inspection please contact:

Jane Golisti

Wetherby Property Management

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Subject to Contract

Details prepared July 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.