

## 1<sup>st</sup> and 2<sup>nd</sup> Floor Offices/Studios TO LET



**11A CROSSLEY STREET  
WETHERBY LS22 6RT**

**APPROX 777.14 sq ft (72.2 sq. m)**

- Excellent central location
- 1st and 2<sup>nd</sup> floor office/therapy rooms
- 2 Car Parking spaces
- New Lease

## PROPERTY DETAILS

### Location

The property is located on a busy main road close to a Sainsbury's Local supermarket and has the benefit of convenient free parking. Wetherby has a good mix of retail shops, bars and restaurants and excellent access to the A1 and national motorway network.

### Description

The 1<sup>st</sup> and 2<sup>nd</sup> floor premises are situated at the end of a parade of shops with main road frontage.

### Accommodation

#### First Floor

Approx 370.27 sq ft (34.4 sq m)  
Reception area and room 1, with WC and kitchenette

#### 2<sup>nd</sup> Floor

Approx 406.87 sq ft (37.8 sq m)  
2 separate rooms and storage area with WC and kitchenette.

The property benefits from central heating, is mainly double glazed and has an intruder alarm.

### Parking

The premises include 2 car parking spaces at the rear of the building.

### Lease

A new lease is offered by negotiation.

### Legal Costs

Each party to be responsible for their own legal costs.

### Quoting Rental

£8,500 per annum exclusive of VAT.

### Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £6,500. We advise interested parties to make their own enquiries.

### EPC

TBC

### Further Information/ Viewing

For further information or to arrange an inspection please contact:

#### Jane Golisti

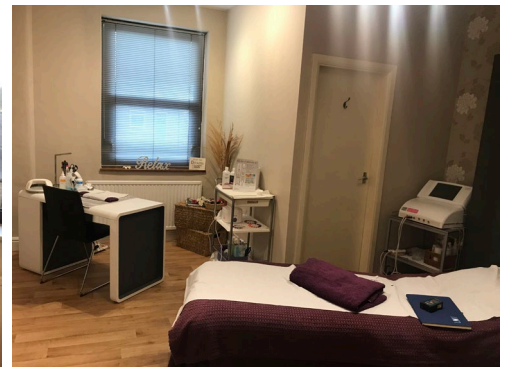
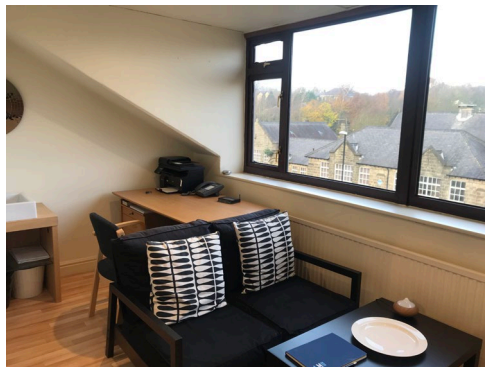
Wetherby Property Management

T **01937 534662**

E [jane@wetherbypm.co.uk](mailto:jane@wetherbypm.co.uk)

### Subject to Contract

Details prepared December 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.