

TO LET GROUND FLOOR RETAIL UNIT



**45 HIGH STREET
WETHERBY LS22 6LR**

APPROX 54.7 sq m (589 sq. ft)

- Excellent central location
- Ground floor retail unit
- Excellent passing foot fall
- New Lease available

PROPERTY DETAILS

Location

The premises are situated 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 as well as good local shopping facilities with 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 to the rear. The unit was previously occupied by a café/food outlet but would suit other retail users looking for a prime location.

Accommodation

Ground floor accommodation:

Ground Floor

Retail Unit 589 sq. ft (54.7 sq. m)

WC and storage facilities

Access to shared rear courtyard

Outside

Shared gated courtyard to the rear.

Lease

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

Quoting Rental

£16,000 per annum exclusive of VAT.

Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £20,500, it is not what you would pay in business rates. We advise interested parties to make their own enquiries.

EPC

The premises have an EPC rating of B <https://find-energy-certificate.service.gov.uk/energy-certificate/8083-1255-8430-3404-5741>

Further Information/ Viewing

For further information or to arrange an inspection please contact:

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Wetherby Property Management

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Subject to Contract

Details prepared April 2024



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