

# TO LET GROUND FLOOR RETAIL/CAFE UNIT



**37 HIGH STREET, 5-7 THE SHAMBLES  
WETHERBY LS22 6NG**

**APPROX 105.26 sq m ( 1133.00 sq. ft)**

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

## PROPERTY DETAILS

### Location

This dual aspect unit has one entrance facing onto The Shambles, just off the Market Place, and one entrance facing onto the busy High Street 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

This dual aspect unit potentially offers two trading areas with large windows facing onto The Shambles, and the other trading area facing onto the busy High Street. It also benefits from an outside yard, storage space and WC facilities. 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 1133.0 sq. ft (105.26 sq. m)  
WC's and storage facilities  
Access to rear courtyard

### Outside

Courtyard to the rear.  
Potential outdoor seating.

### 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

£20,000 per annum exclusive of VAT.

### Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £23,500, 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 C  
<https://find-energy-certificate.service.gov.uk/energy-certificate/5940-2209-6484-2672-5721>



### Further Information/ Viewing

For further information or to arrange an inspection please contact:

#### Jane Golisti

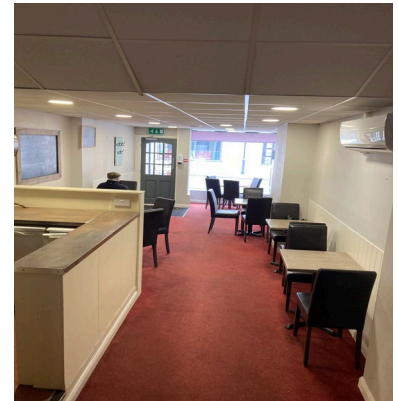
Wetherby Property Management

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### Subject to Contract

Details prepared April 2024



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