

TO LET GROUND FLOOR RETAIL UNIT



**21 HIGH STREET
WETHERBY LS22 6LR**

APPROX 44.02 sq m (473.83 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 and close to the riverside car park. Wetherby has excellent access to the A1 and national motorway network as well as great 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 windows facing onto the busy High Street and benefits further from storage space and WC facilities to the rear.

Accommodation

Ground floor accommodation:

Ground Floor

Ground Floor retail zone A – 315.70 sq ft (29.33 sq m)

Ground Floor retail area to the rear - 158.12sq ft (14.69sq m)

WC and access to shared rear pathway leading to the flat above.

First floor:

One bedroomed flat, by separate negotiation with Thomlinsons Estate Agents, High Street, Wetherby.

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

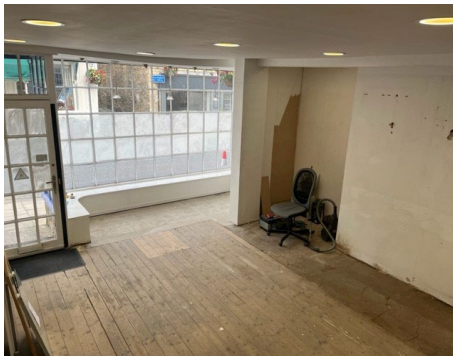
£20,000 per annum exclusive of VAT.

Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £10,000 p.a. it is not what you would pay in business rates. 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

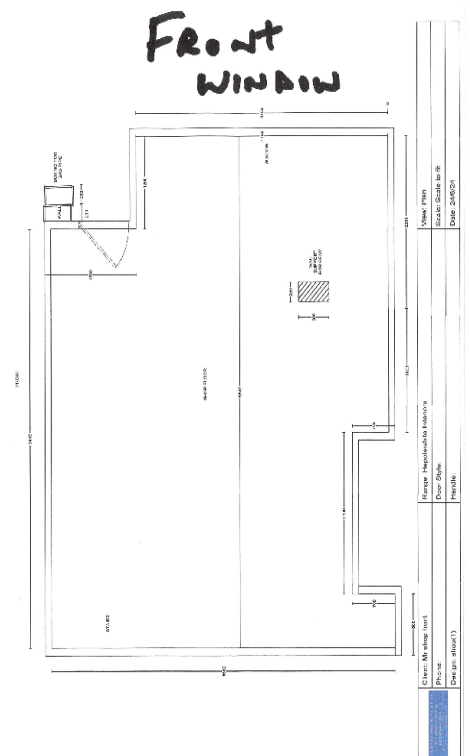
Wetherby Property Management

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Subject to Contract

Details prepared July 2024



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.