



Bondgate, Helmsley £667 PCM

- * Established Leasehold office suite in the heart of Helmsley town centre (above the former Barclays Bank), extending to approximately 100m² (1,100 sq ft).
- * Impressive period building.
- * Established office (previously occupied by Living Money).
- * Located in the heart of Helmsley.
- * Fairly open plan (in accordance with modern requirements).

LOCATION

The property is located within the heart of the popular North Yorkshire market town of Helmsley.

The wider building is occupied by Barclays Bank and adjoining the recently refurbished 4 Bondgate.

DESCRIPTION

The property has previously been occupied by Living Money for many years.

It forms a second floor office suite within a substantial brick structure, surmounted by hipped and pitched, tile covered roofs.

Access is via a timber door (off Bondgate). A communal staircase is shared with an adjoining office suite.

ACCOMMODATION

The property benefits from a main open plan area, board room, store room, kitchenette, hallway and staff toilet.

We estimate that it extends to approximately 100m² (1,100 sq ft).

In addition, some loft storage space is provided. This is not included within the floor area (above).

SERVICES & AMENITIES

We understand that the suite benefits from mains supplies of gas, electricity and water/drainage.

Gas fired central heating is provided.

PLANNING

We understand that the property benefits from an established use for B1 (office) purposes. This now falls within Use Class E.

EPC

EPC. The property has an EPC rating of: D (78).

RATING

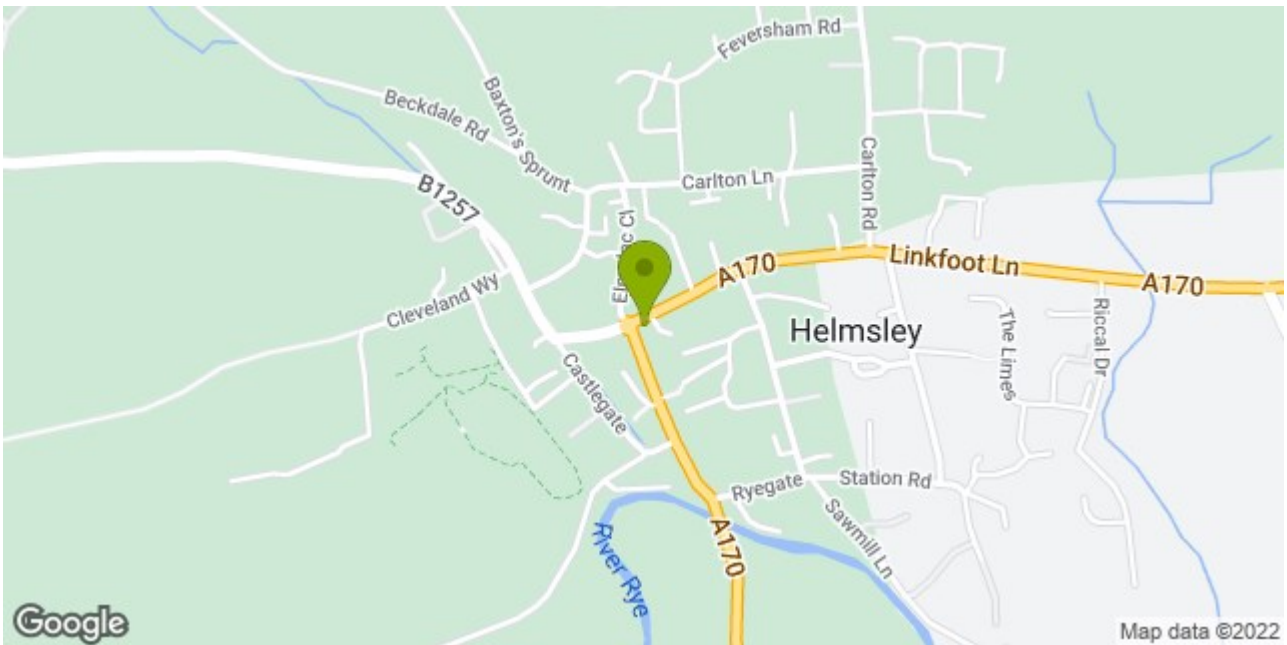
The property has a rateable value of £1,875. This should enable the possibility of some small business rates relief.

PROPOSALS

The property is available to rent for £8,000pa on an internal repairing basis for a term of years to be agreed. The ingoing tenant will be responsible for the payment of business rates and utilities.

FURTHER INFORMATION

For further information or to request a viewing, please contact our commercial property manager, James Reynolds, on 07894 697729 james@stephensons4property.co.uk.



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