



Bakehouse Mews - 24 Market Hill, Rothwell NN14

- Small Office & Studio
- Central Location
- Rent is plus VAT and insurance Premium

PRICE
£450
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



Rent is plus VAT and insurance Premium - ****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Small first floor office of 4.03m (13'3") x 2.54m (8'4") = 10.20 sq.m (142 sq.ft) and stairway to Upper level Studio 4.79m (15'7") max x 3.70m (12'0") = 17.72 sq.m (190'6" sq.ft) plus shared use of Toilet and kitchenette facility. The Bakehouse Mews is an ideal office location offering existing businesses. There is parking close by in the market square and access to good local amenities. Insurance for premises £130.20 per year

ENTRANCE

stair way raising to front terrace with door to Office Suite

ENTRANCE HALL

Via opaque and glazed/timber panelled door, further door to main office, storage cupboard, double panelled radiator

MAIN OFFICE

23'1" x 11'10" widening to 12'11" (7.06m x 3.62m widening to 3.96m)

Providing 35.6 sq meters (383 sq ft gross including the aforementioned hallway and storage cupboard) Juliet double doors overlooking front court and window to rear, a range of radiators and vaulted ceiling with wooden beams, toilet and kitchenette facilities shared with adjoining office



call to view 01536 418100

