

CLUBLEYS



12, Main Street,  
Stamford Bridge, YO41 1AB  
TO LET £9,000 Per Annum



**\*\*COMMERCIAL PREMISES FOR LEASE\*\* RENT CIRCA £9000.00 - SUBJECT TO NEGOTIATION**

Located in the heart of Stamford Bridge and just a short distance from the village square, this versatile commercial space is now available. Previously operating as a successful hair salon and still fully equipped, the premises offer a welcoming shared entrance vestibule, leading into a spacious open-plan retail area. Additional features include a store/treatment room, a well-equipped kitchen, and a WC. Benefiting from gas-fired central heating and UPVC double glazing, the property provides a comfortable and efficient working environment. Perfectly suited for a variety of business ventures.

For further information or to arrange a viewing, please contact us today.

RENT £9,000 Per Annum | DEPOSIT | AVAILABLE FROM  
BAND:

rightmove

[www.clubleys.com](http://www.clubleys.com)

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## THE ACCOMMODATION COMPRISES;-

### SHARED ENTRANCE VESTIBULE

Front door leading to;-

### RETAIL AREA

5.96 narrowing to 3.11 x 5.51 narrowing to 3.15 (19'6" narrowing to 10'2" x 18'0" narrowing to 10'4)

'L' shape. Window to front, 2x under stairs cupboard, laminate wood flooring and 2x radiators.

### STORE ROOM

2.38 x 1.67 (7'9" x 5'5")

Laminate wood flooring and radiator.

### KITCHENETTE

2.38 x 2.04 (7'9" x 6'8")

Wall and base units comprising of working surfaces, stainless steel sink unit and space for washing machine. Tiled floor and radiator.

### WC

1.68 x 0.97 (5'6" x 3'2")

Suite comprising of a low flush WC and wash hand basin. Wall mounted gas fired central heating boiler, tiled floor and radiator.


### LEASE DETAILS

The lease details are to be confirmed by the landlord.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

## DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0330 3030030

## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

## AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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