



# THOMLINSONS

1870

## Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

### Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

### Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

### Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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# THOMLINSONS

1870

MOT Centre/Workshop, Sandbeck Way, Wetherby LS22 7BA

£42,000 pa



MOT CENTRE/WORKSHOP UNIT FOR RENT | WETHERBY TOWN CENTRE

Industrial warehouse unit with adjacent parking area situated on the established Sandbeck Industrial Estate. Unit 1 extends to 3100 sq ft (est.) with an established MOT and motor servicing garage.



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)





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## Directions

## Accommodation Comprises

### SITUATION AND DESCRIPTION

The unit is located on Sandbeck Industrial Estate, which lies on the edge of Wetherby. The Estate is a sought after industrial commercial and office location for commercial occupiers.

Wetherby is well situated for travel and distribution, lying almost equidistant from the cities of Leeds and York and lies adjacent to the A1 (M) with direct links onto junction 45 to the south and junction 46 to the north.

The buildings are constructed of steel portal frames, part clad with brick and metal profile sheeting under insulated steel profile sheet roofs. Both units have concrete floors and roller shutter doors.

There is parking to the front of both units, and the property has the benefit of further car parking to the side. The site is shown edged red on the site plan in these particulars and extends to circa 1,765 square metres (44 acres).

It is considered that there is scope for extension or additional units, subject to necessary planning consents.

### UNIT 1

3106 square feet (est.)

### The front unit incorporates:

#### RECEPTION AREA

9' 7" x 12' 3" (2.92m x 3.73m)

#### OFFICE ONE

9' 7" x 7' 2" (2.92m x 2.18m)

#### KITCHEN

6' 0" x 6' 0" (1.83m x 1.83m)

#### WC

#### WORKSHOP

42' 11" x 19' 4" (13.08m x 5.89m)

### MEZZANINE LEVEL

#### OFFICE TWO

9' 5" x 19' 5" (2.87m x 5.92m)

#### OFFICE THREE

9' 5" x 9' 8" (2.87m x 2.95m) Roller shutter doors to the front.

### The rear unit incorporates:

#### WORKSHOP

43' 10" x 29' 4" (13.36m x 8.94m)

#### CLOAKROOM

#### ROLLER SHUTTER DOORS

#### TENURE

Unit 1 is currently owner occupied by Waudbys of Wetherby who run a successful garage business.

#### SERVICES

Mains electricity, water and sewage are attached. Three phase electricity is attached

#### EPC

Both units are Energy Rated D

#### VIEWING

Viewing is strictly by appointment with the selling agents Messrs Thomlinsons, 24 High Street, Wetherby, West Yorkshire. office@thomlinsons.co.uk. Tel: 01937 582748.

