



TO LET

**SHOP UNIT, 2 STATION ROAD, HIGH BENTHAM
£500 PCM**



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SHOP UNIT, 2 STATION ROAD, HIGH BENTHAM, LA2 7LF

Well positioned ground floor shop unit located on station Road, close to the centre of High Bentham with a good trading position.

Spacious ground floor sales area extending to approximately 700ft² with central entrance door, large upvc double glazed sales windows, rear store area 100ft². Recently renovated with new carpets, kitchen area.

Ideal property for established business or new starter venture, reasonable rental terms, and flexible lease available

High Bentham is a thriving Market town with active community and thriving local trade, plus well-established tourist trade.

ACCOMMODATION COMPRISES:

Ground Floor

Shop Area, Kitchen Area, WC.

ACCOMMODATION

GROUND FLOOR:

Sales Area:

26'6" x 16'6" (8.07 x 5.02)

Large open plan sale area extending to approximately 700ft², light and airy with large shop front windows and central door, store cupboard, rear access door, 2 storage heaters.





Kitchen Area:

9'0" x 6'3" (2.74 x 1.90)

With kitchen base units, stainless steel sink, access to the rear.



WC/Cloakroom:

With WC, pedestal wash hand basin, double glazed window.

Directions:

Leave the Bentham office and turn right on to Station Road and number 2 is on the righthand side. A To **Let Board** is erected.

Rateable Value

116 M² rateable value £5100

Tenure:

Available on a periodic tenancy.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£500.00** per calendar month, plus a returnable bond of **£500.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, gas, water rates, council tax, telephone etc.

Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit one weeks rent is required hold the property. This deposit would not be required until you have been formally accepted by the landlord.



Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

2 Station Road Bentham LANCASTER LA2 7LF	Report number 0730-6900-0458-3920-0070
	Valid until 8 August 2028

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property](#).



Market Square
Settle
North Yorkshire
BD24 9HS

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



www.tpos.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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