



St James Square Back Lane , Boroughbridge, YO51 9AR

A good sized office/retail shop outlet located in a great position just off the Boroughbridge Centre. The property benefits from two parking spaces, the monthly rent includes water and the offices/shop is within walking distance to Boroughbridge high street. The property briefly comprises of two good sized office/shop areas: Area One 10'5" x 12'8", Area Two 15'10" x 9'10" and a cloaks/W.C. Externally; off street parking for two cars. The property is suitable for offices or retail ie gift or clothes shop. AVAILABLE BEGINNING SEPTEMBER !!!

£650 Per Calendar Month

St James Square Back Lane

, Boroughbridge, YO51 9AR



- COMMERCIAL OFFICES/SHOP
- OFFICE ONE (10'5" X 12'8")
- OFF STREET PARKING FOR TWO CARS
- GOOD SIZED OFFICE/RETAIL SPACE
- OFFICE TWO (9'10" X 15'10")
- SUITABLE FOR OFFICES/GIFT SHOP/CLOTHES SHOP
- WALKING DISTANCE TO BOROUGHBRIDGE CENTRE
- CLOAKS/W.C.
- AVAILABLE BEGINNING SEPTEMBER !!!

FRONT DOOR

Leading into;

OFFICE ONE

10'5" x 12'8" (3.18m x 3.86m)

Stable door.

OFFICE TWO

9'10" x 15'10" (3.00m x 4.83m)

Wood framed window to front aspect, fire escape door. plenty wall sockets.

CLOAKS/W.C.

6'8" x 3'3" (2.03m x 0.99m)

Low level W.C., wall mounted basin and taps, extractor fan.

EXTERNALLY

PARKING

Off street parking for two cars.

AGENTS NOTES

Monthly Rent Includes Water.

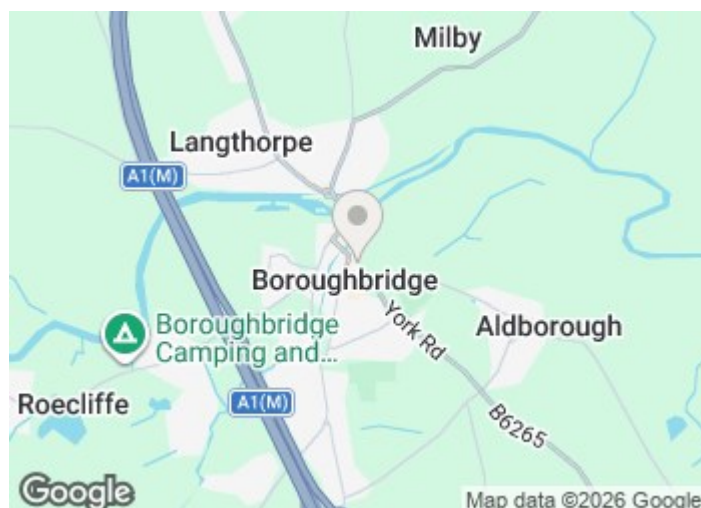
No Central Heating

Repairing Lease with a Minimum Term .

All Bonds/deposits are held with the DPS

We are a member of the property ombudsman and the Client Money Protection (CMP)

Tenants holding deposit is a weeks rent.



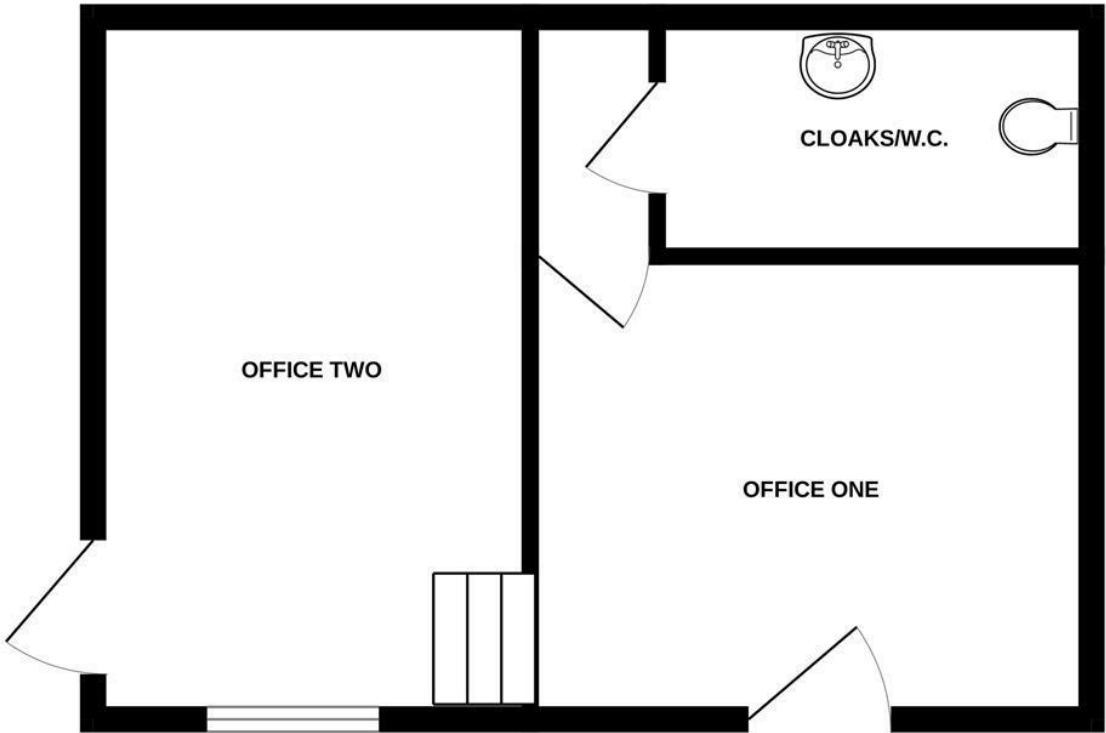
[Directions](#)





Floor Plan

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 356 sq.ft. (33.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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