



APPROXIMATELY 750 SQ FT

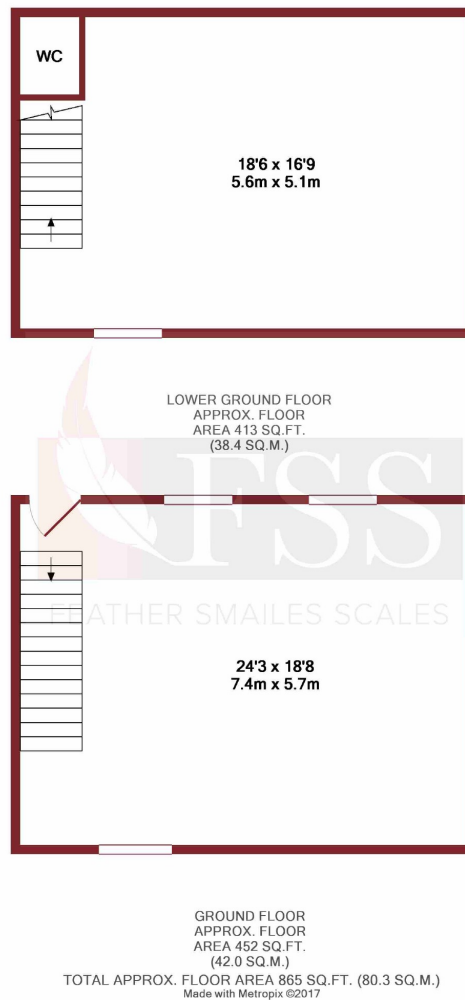
Description

An opportunity to lease a self contained office suite located in the centre of Boroughbridge just a short walk away from the Market Place. The office offers a light and airy, open plan space over 2 floors with its own dedicated WC facility. The unit is decorated neutrally throughout with a carpeted floor and is heated using modern electric storage heaters.

The unit is located within a renowned business complex with other occupiers including Fewston Business services, The Search Partnership and Buchanan Mitchell Estate agents among others. The office benefits further from 1 dedicated parking spaces on the forecourt.

**GROUND FLOOR OFFICE
SUITE**

£11,500
Per annum



Location

Foundry Yard is situated just off New Row, which lies almost adjacent to the Market Place. There are a good range of local facilities within the town, including opticians, estate agents, bakers, wine shop and general store, all on the High Street.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rateable Value:

Rateable Value: £8,400

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for

their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211

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