

### DESCRIPTION

This lock up shop property is situated on Cross Street off Market Place, Wetherby. The premises are close to the bus station and The Shambles. Nearby occupiers include William Hill and a number of established local businesses.

### ACCOMMODATION

All areas referred to are approximate, and given as a guide only.

Sales 15.4sq m (166 sq ft)

Store 1.6 sq m (17 sq ft)

Toilet

### LEASE TERMS

The unit is available by way of a new lease incorporating the following term:-

- a. 3 year term.
- b. Tenant will be responsible for all repairs and decorations to the building (full repairing).
- c. Tenant will reimburse the landlord with the insurance premium plus any excess.
- d. Rent £150 per week exclusive of rates and VAT (if payable).
- e. The lease to be excluded from the terms and conditions of the Landlord and Tenant Act 1954.

### RATING ASSESSMENT

We understand that the property has a rateable value of £6,800, but recommend that this figure be independently verified. Small business rate relief might be available.

### LEGAL COSTS

The incoming tenant will be responsible for the Landlords reasonable legal costs involved in the preparation of the Lease and Counterpart, including stamp duty and VAT if payable.

### VAT

All figures are quoted exclusive of VAT unless otherwise stated.

# TO LET

## LOCK-UP SHOP

Suitable for A1 Retail Purposes



## 5 CROSS STREET off MARKET PLACE WETHERBY

Viewing - Strictly by prior arrangement with the Agents  
**Chadwicks Chartered Surveyors**  
Tel: 01904 780080

### PLEASE NOTE

Whilst we endeavour to make our particulars accurate and reliable, if there is any specific point which is of particular concern to you in deciding whether to take the accommodation please contact us and we will be pleased to verify the information for you. All dimensions and areas quoted are approximate only, and should not be relied upon for fitting or other purposes etc.

# 01904 780080

109 Long Ridge Lane, Nether Poppleton  
York YO26 6LW

## CHADWICKS

CHARTERED SURVEYORS

**A full copy of the EPC & Recommendations Report is available upon request.**

EPC Awaited

Chadwicks Chartered Surveyors for themselves and for the vendors or lessors of this property whose agent they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer or part of an offer or contract;
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith, without responsibility and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No persons in the employment of Chadwicks Chartered Surveyors have any authority to make or give any representation or warranty whatever in relation to the property.