

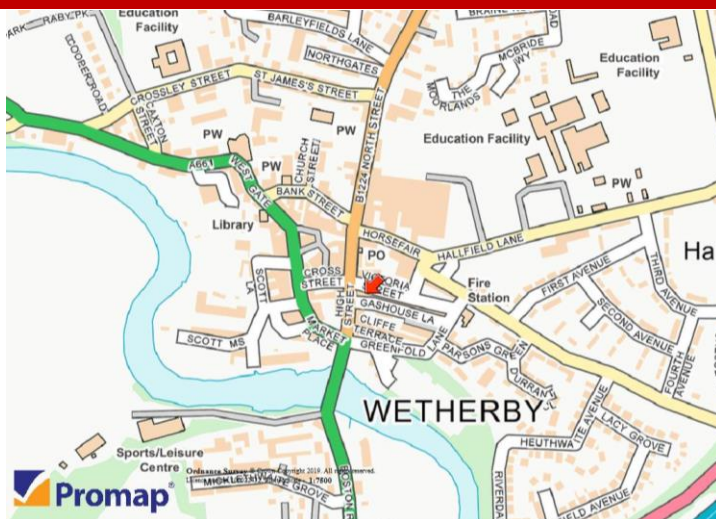
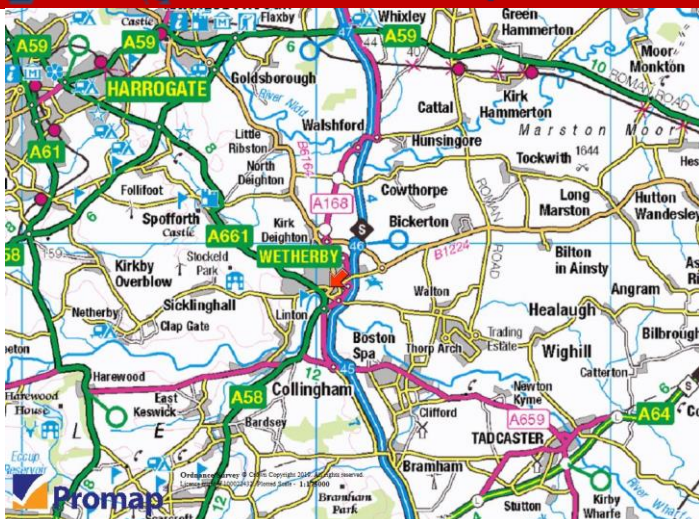
## FIRST FLOOR OFFICE/STUDIO TO LET

41.55 SQM (447 SQFT)



**2 VICTORIA STREET  
WETHERBY  
LS22 6RE**

- POPULAR PARADE
- ON-STREET PARKING  
(PERMIT AVAILABLE)
- CLOSE TO TOWN CENTRE



## LOCATION

The property stands close to the centre of Wetherby on a popular parade of shops and offices occupied by independent retailers. Leeds City Centre is 12 miles away.

## DESCRIPTION

The property comprises a modern first floor office suite with a ground floor entrance lobby. The premises form part of a larger building constructed in stone under a slated pitched roof. There is readily available on street parking. The property benefits from gas central heating, a WC, two offices and a kitchenette.

## ACCOMMODATION

	SQ M	SQ FT
Office 1 (front)	22	240
Office 2 (rear)	17	180
Kitchenette	2.41	26
WC	-	-

## SERVICES

We understand the property benefits from mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2017)	Estimated rates payable
Shop and premises	£4,600	£2,500

Prospective tenants should make their own enquiries of the local rating authority to establish what reliefs may be available to reduce the rates payable.

## PLANNING

In the last 6 years the property has been used as a design studio. Prior to that it was used for B1 officing. Applicants should make enquiries of the local planning office depending on their proposed use.

## RENTAL

£7,200 per annum exclusive.

## TENURE

Available by way of an effective full repairing and insuring Lease for a term of five years or multiples of five years.

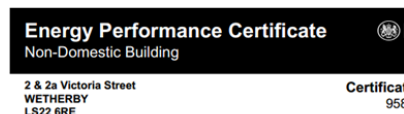
## VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

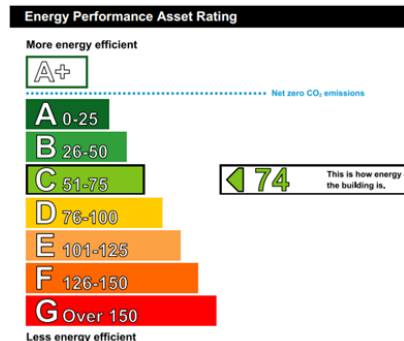
## LEGAL COSTS

The tenant is to be responsible for a contribution of £500 plus VAT towards the landlords' legal costs in connection with the preparation of the Lease.

## EPC



This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building: one appropriate for existing buildings. There is more advice on how to in the guidance document *Energy Performance Certificates for the c of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates)



## ENQUIRIES

Nabarro McAllister  
Email: [info@nabarro-mcallister.co.uk](mailto:info@nabarro-mcallister.co.uk)

Tel: 0113 266 7666

REF: AG0109  
SUBJECT TO CONTRACT

March 2019

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.