

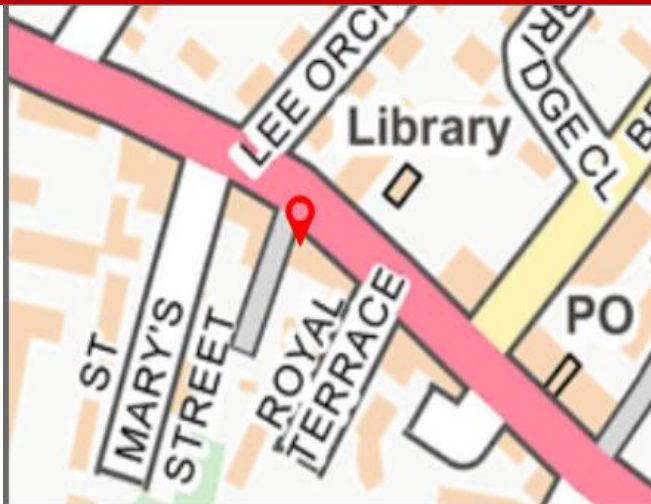
GROUND FLOOR SHOP

263 SQ FT (24 SQM)



**166 HIGH STREET
BOSTON SPA
LS23 6BW**

- VILLAGE CENTRE LOCATION
- PART OF LARGE RETAIL BLOCK
- KIOSK UNIT



LOCATION

The property stands on the High Street in Boston Spa in an established retail locality, midway between the towns of Tadcaster and Wetherby. The motorway network is readily accessible.

DESCRIPTION

The property comprises a single storey lock up shop, being of traditional construction with walls built in stone under a clay tiled pitched roof. The external walls are partly rendered and the gutters and fallpipes are in PVC.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales Shop	24	264

SERVICES

We understand the property benefits from mains water, drainage and electric. No test of the services has been made.

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 & PREMISES	£6,000	£3,000

It may be that the occupier could qualify for small business rates relief.

PLANNING

The property has planning consent for A1 retail use. Interested parties should make their own enquiries with the local authority. Other uses are available subject to planning permission.

TERMS

The property is offered on a new 5 year lease at an annual rent of £7,000. The lease is to be held on full repairing and insuring terms.

VAT

Our client has advised us that VAT is not applicable on this transaction. Your legal adviser should verify accordingly.

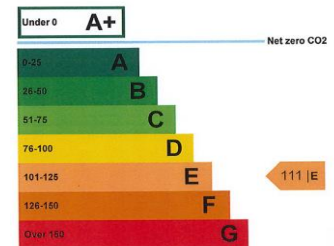
LEGAL COSTS

The prospective tenant will be responsible for the landlord's reasonable legal costs in respect of the preparation of the lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

ENQUIRIES

Nabarro McAllister
 Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT

January 2021

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.