

4/4a Hall Square, Boroughbridge

£800 PCM

Stephensons
commercial

Hall Square, Boroughbridge YO51 9AN

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The property forms a ground floor shop located in the heart of Boroughbridge town centre. It has previously traded successfully as a children's clothes shop, shoe shop and marketing studio,

It is located between the town's main car park and the popular High Street which contains a number of national retailers. The property forms flexible, open-plan accommodation with kitchenette and toilet facilities to the rear.

Location

The property is located within the popular and picturesque market town of Boroughbridge. The property is strategically positioned between the high street and the town's main car park with free car parking available. Boroughbridge has a number of independent shops and eateries and is seen as a desirable commuter town to other parts of West and North Yorkshire. House prices have increased significantly in recent times.

Description

The property forms a ground floor is a commercial unit (4 & 4a Hall Square) benefiting from 2 shop fronts and customer entrance doors. This area is predominantly open plan in nature, forming flexible accommodation that lends itself to either retail or office uses. The ground floor commercial space could also be subdivided into 2 smaller units as 2 rear access doors and w/c's are provided. The property also benefits from rear (staff) access. Above the premises are two, 2-bedroom flats within the ownership of the same landlord.

Accommodation

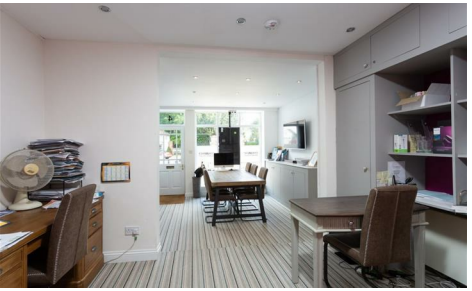
The accommodation extends to approximately 63 m2/683 sq ft.







Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











Planning
The property is located within a Conservation Area and we understand that it forms a Grade II Listed Building. We believe that the ground floor commercial accommodation is suitable for uses falling within Class E. Occupiers looking for alternative uses are invited to make their own enquiries with North Yorkshire Council's Planning Department.

Rateable Value
The premises have a rateable value of £7,400. This should enable the possibility of small business rates relief.

EPC
The premises have an EPC rating of C (53).

Utilities
We believe that mains supplies of water and electricity are available. The premises benefit from electronically operated storage heaters.

Leasehold
The property is available to-let for a term of years to be agreed.

The in-going tenant would be responsible for the payment of business rates and utilities.

Price
The property is available to rent for £800pcm/£9,600pa.

Please note that the freehold, together with the two flats above is also available to purchase.

Viewings/Further Information
Please contact James Reynolds of our York office.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

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Partners:

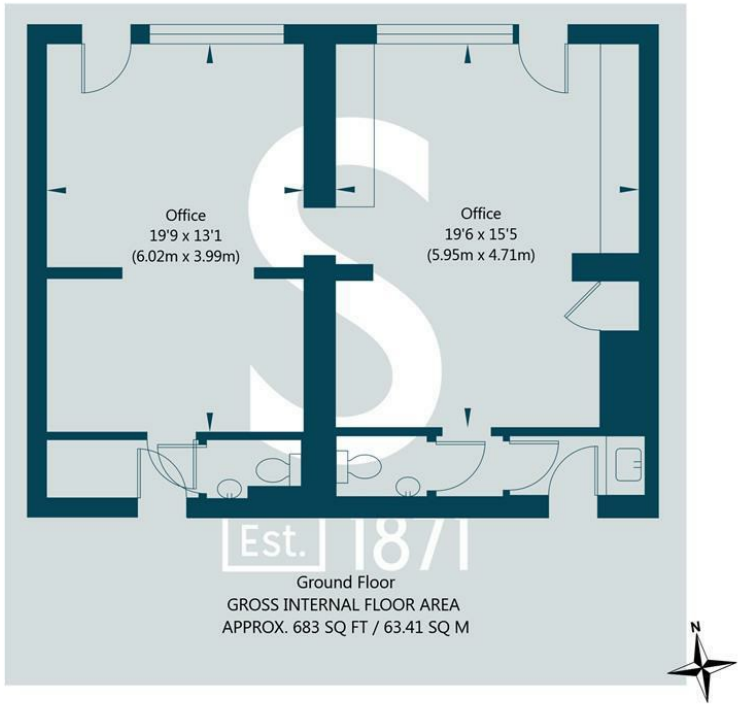
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 683 SQ FT / 63.41 SQ M
All measurements and fixtures including doors and
windows are approximate and should be independently verified.

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