The Old Reading Rooms, 12 Marston Road, Tockwith, YO26 7PR



Offices/studio in attractive period property in the heart of Tockwith village

- Self-contained newly refurbished period property
- Ground and mezzanine office/studio accommodation
- New kitchen and WC facilities
- Suitable for office or studio use
- No business rates payable (STS)
- £10,000 p.a. NO VAT applicable

Office

TO LET

717 sq ft

(66.61 sq m)

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(01423) 547313
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Summary

Available Size	717 sq ft
Rent	£10,000 per annum
Business Rates	Due to the recent conversion, the property will need to be re-assessed by the local rating authority for rating purposes. The rateable value will be set below the £12,000 threshold to attract small business rates relief - no rates payable subject to an occupier's status. Interested parties can contact the local rating Authority North Yorkshire Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The subject property comprises the former village Snooker Room / Reading Room which has recently undergone an extensive refurbishment to a high standard, creating versatile and contemporary office/studio accommodation arranged over ground and mezzanine levels. The ground floor provides an attractive and flexible working environment, benefiting from a large set of windows and double doors which allow an abundance of natural light to flood the space. The accommodation has been thoughtfully reconfigured to include a spacious main office/studio area, a separate smaller office/store room and a brand-new fitted kitchen complete with fridge. Ladies' and gentlemen's WC facilities are also provided. A mezzanine floor provides additional office accommodation, further enhanced by two large Velux roof windows which create a bright and pleasant working environment.

Overall, the property offers well-presented, flexible workspace with modern amenities, making it ideally suited to a variety of office, studio or creative business uses.

Location

Tockwith is a historic village and civil parish situated in North Yorkshire. The village offers an ideal rural-suburban baseline for commuters due to its exceptional proximity to three major regional hubs of York, Harrogate and Leeds. Tockwith sits roughly 8 miles due west of the historic city of York, 13 miles east of the spa town of Harrogate, and 16 miles north-east of Leeds. This rural village location provides a quiet, countryside work situation while remaining exceptionally well-connected via the nearby A59 corridor and local rail links at Hammerton station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Studio	609	56.58	Available
Mezzanine - Meeting Room	108	10.03	Available
Total	**717**	**66.61**	

Terms

The property is available on a full repairing and insuring lease for a term of years to be agreed.

Viewing & Further Information

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