

1 Horsefair, Tadcaster Road, Boroughbridge, YO51 9AA



Boroughbridge Town Centre Retail Premises

- Ground floor retail unit in prominent position
- Recently refurbished retail sales area with kitchen and store to rear
- Well established trading position in heart of Boroughbridge
- £7,500 p.a. - no VAT, no business rates (STS)

Retail
TO LET

302 sq ft
(28.06 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	302 sq ft
Rent	£7,500 per annum
Rateable Value	£3,900 There will be no rates payable to an ingoing tenant as the rateable value is below the £12,000 threshold and this should therefore attract small business rate relief subject to an occupier's status. Interested parties are advised to contact The Local Rating Authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject property comprises a ground floor of a mid-terrace property under a pitched tiled roof.

The property provides ground floor retail accommodation which has been recently refurbished to a high standard, with integral WC and kitchen facilities to the rear of the property.

Location

The property is situated in a prominent position close to the junction of Fishergate and Horsefair opposite The Crown Hotel and close to The Post Office in a well-established trading position.

Nearby occupiers include Greenwoods Butchers, Boroughbridge Hardware, Craggs, Golden Bites Fish and Chips and YMCA.

Boroughbridge is a small market town, conveniently located adjacent to the A1. York lies approximately 15 miles to the south east and Harrogate approximately 10 miles to the south-west.

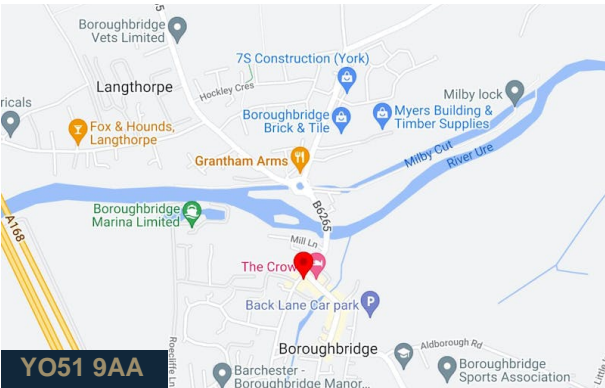
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	262	24.34	Let
Ground - Floor Kitchen and Stove	40	3.72	Let
Total	302	28.06	

Terms

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



Viewing & Further Information

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