



Hall Mews

Clifford Road, Boston Spa, LS23 6DT

Self contained building in central Boston Spa with onsite car parking, suitable for variety of use subject to planning.

1,436 sq ft
(133.41 sq m)

- Self contained
- Free on site car parking
- Central Boston Spa location
- Suitable for office use, doctors surgery, dentist STP

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Summary

Available Size	1,436 sq ft
Rent	£25,000 per annum
Price	Offers from £345,000
Rates Payable	£4,966.40 per sq ft Small business rate relief may be available to some occupiers. Further enquiries should be directed to Leeds City Council.
Rateable Value	£9,700
Service Charge	N/A
Car Parking	5 spaces available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (98)

Description

The premises forms part of Hall Mews, a stone development of predominantly commercial units. The property has been fitted out as offices having been owner occupied for a number of years but now offers the potential for a range of use's such as office, surgery, showroom, subject to planning.

The ground floor includes 2 large open plan offices, as well as entrance lobby, WC and kitchenette. The first floor offers a further 2 offices with Velux windows and a further WC.

The property is in good condition throughout although refurbishment is required.

Further benefits include; external parking for up to 5 cars as well as plenty of nearby street parking.

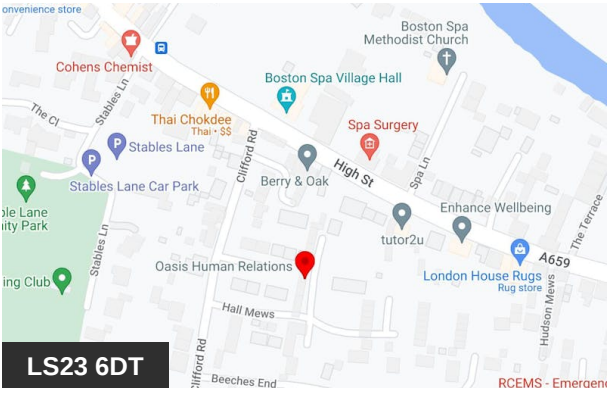
Location

Hall Mews is located in central Boston Spa, situated some 1 1/2 miles east of the A1. The village has a range of amenities only a short walk from the subject premises to include, convenience stores, restaurant's, café's, public houses as well as a local park. The market town of Wetherby is some 3 miles away and commuting links are good being almost equidistant to Leeds, York and Harrogate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	758	70.42	Available
1st	678	62.99	Available
Total	1,436	133.41	



Viewing & Further Information



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