



APPROXIMATELY 824 SQ FT

DESCRIPTION

On Pateley Bridge's award winning High Street is an opportunity to lease a predominantly large open plan retail unit. In addition there is a small private office and separate W.C. facilities. The premises are fully mains serviced and have a wide open and prominent frontage, close to the locally famous butchers of Weatherheads and Kendalls.

The subject premises was known formerly as the towns library, and now offers a variety of options on what is a versatile floor plate.

Viewing recommended.

**AWARD WINNING HIGH
STREET LOCATION**

Rent £9,750 PA

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.
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Location and Directions

Pateley Bridge is consistently popular with tourists and the bustling High Street provides amenities for the local community and visitors alike, with a varied selection of shops and restaurants. The town also offers schools, sporting and leisure facilities, therefore the heart of this High Street offers an enviable trading position.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: £5,500
Uniform Business Rate for 2020/21: £0.512.
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

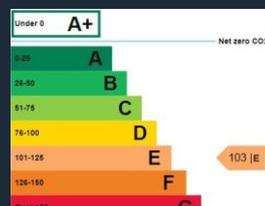
All mains services are connected to the property.

Viewing

Strictly by appointment with the agent
Tel: 01423 501211.

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