

HIGH STREET INVESTMENT

TOTAL INCOME:
£16,000pa

- Single Let Investment
- Double Fronted Premises
- High Street Location
- Quality Tenant Fit-Out



22 Market Place, Wetherby
LS22 6NE

£275,000
Guide Price

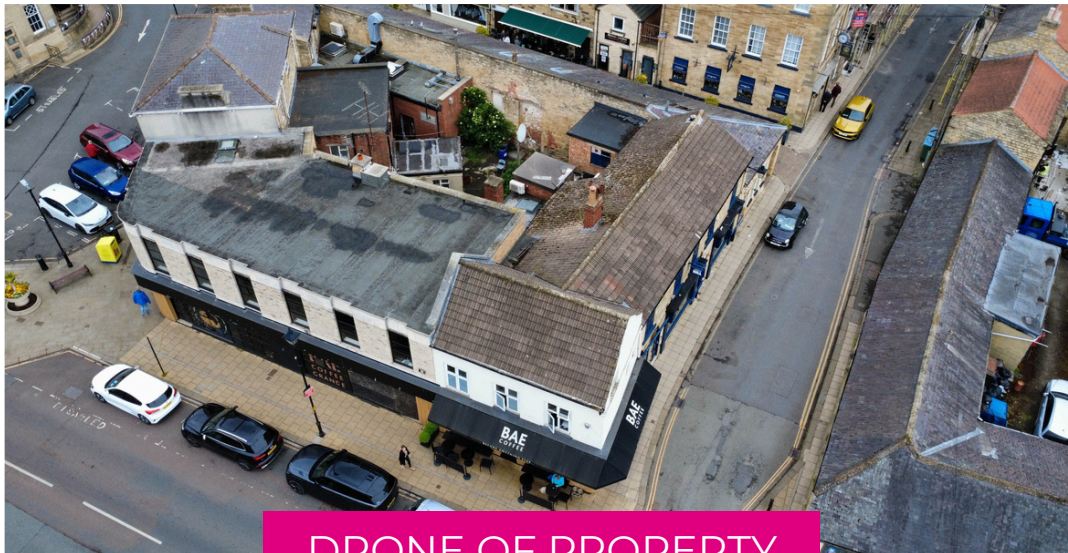


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LOCATION

The subject property is located prominently on Market Place in Wetherby and also Cross Street in Wetherby which is predominantly used as a cut through to High Street, Wetherby.

Wetherby is a busy market town and is within close proximity to the A1. The subject property sits approx. 10 miles North-East of Leeds City Centre and is excellently situated for access and communications due to its locality to the A1(M).



DRONE OF PROPERTY



SALES AREA



DESCRIPTION

The property comprises a two storey, end terrace retail unit whereby the whole is let to a café operator. The ground floor is currently used as the café sales area, the first floor is used as a kitchen facility and office facility. The second floor is an 'attic style' and is used predominantly for storage.

The property itself benefits from being double fronted as well as a modern look externally. At ground floor level, the sales area also presents well and has a modern fitout. The space benefits from Air Conditioning.

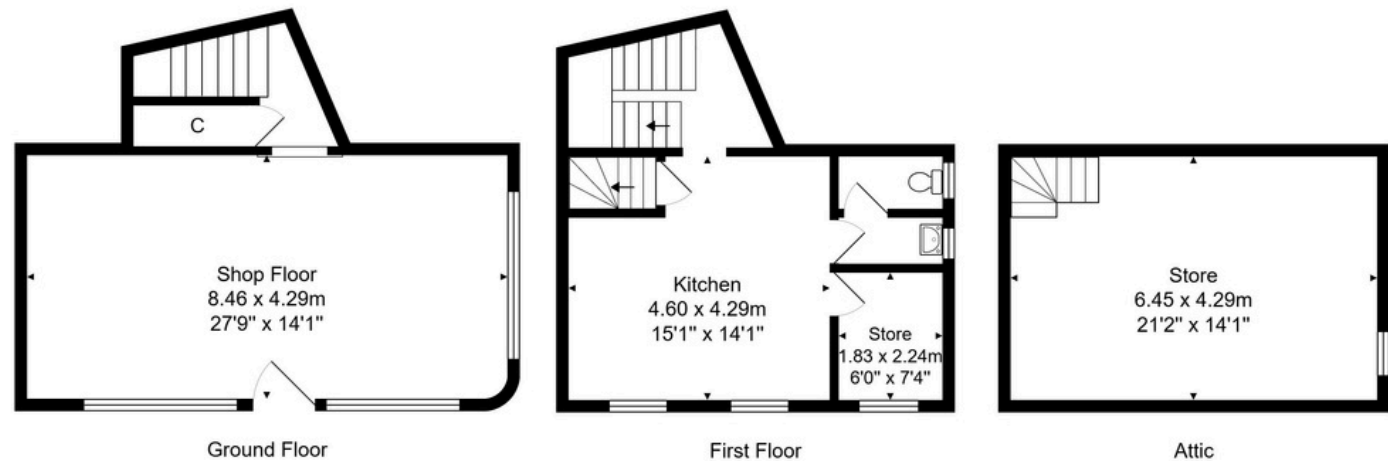


EXTERNAL IMAGE

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	432	40.2
First Floor	256	23.8
Second Floor	204	19.0
Total	892	83



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.



EPC

The property currently benefits from an EPC rating of D-92.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is offered for sale on a freehold basis, subject to the existing tenancy at a guide price of £275,000.

TENANCY INFO

The property is let on full repairing and insuring terms for a term of 10 years from 19/02/2021 at a rental of £16,000 per annum. There is a rent review on the anniversary of year 5.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2023 list: Rateable Value: £16,250.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■