

TO LET – From £8,500pa plus VAT

**Ground Floor, 7-9 High Street, Leyburn, DL8
5AQ**

Prominent Ground Retail Premises Available from: 440 –1,167sq.ft.

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**Stock imagery retained by Agent*

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SITUATION/LOCATION

The property fronts the main Market Place/ High Street in the heart of Leyburn town centre. Occupiers in the vicinity include Co-op, Thomas the Baker and Day Lewis Pharmacy amongst a diverse variety of established independent businesses including bars/ restaurants, retailers and professional services. Leyburn is an affluent gateway town to the Yorkshire Dales situated approximately 9 miles south west of Richmond, 10 miles west of Bedal, 24 miles south west of Darlington and 48 miles north of York. The location benefits from access to the A1(M) via Leeming Bar within approximately 12.5 miles driving distance.

PREMISES

Ground floor retail premises (former HSBC / Costa) occupying a prominent position fronting the main Market Place / High Street.

The ground floor incorporates glazed window frontage (partial) comprising an open plan and versatile sales area that may suit a variety of business uses.

The ground floor extends to 1,167sq.ft. and would suit a single occupier.

Alternatively the unit may be sub-divided to two smaller shop units in a manner to be agreed (example floor plates provided below)

TENURE

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

	Size (sq.ft.)	Rent (pa)
Shop 1	727sq.ft.	£16,000pax
Shop 2	440sq.ft.	£8,500pax
Whole	1,167sq.ft.	£22,500pax

COSTS

Each party shall be responsible for their own legal and professional costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The property will require re-assessment for the purpose of business rates.

VAT

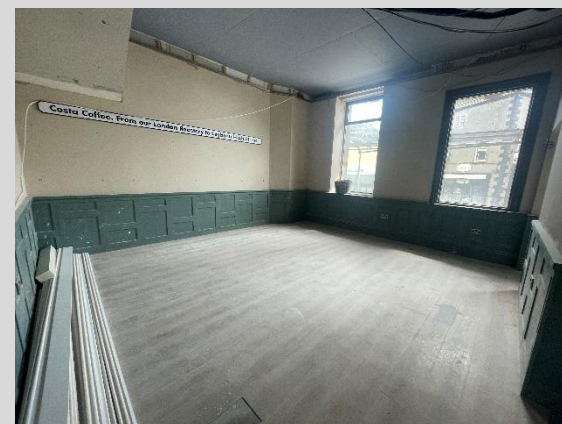
VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

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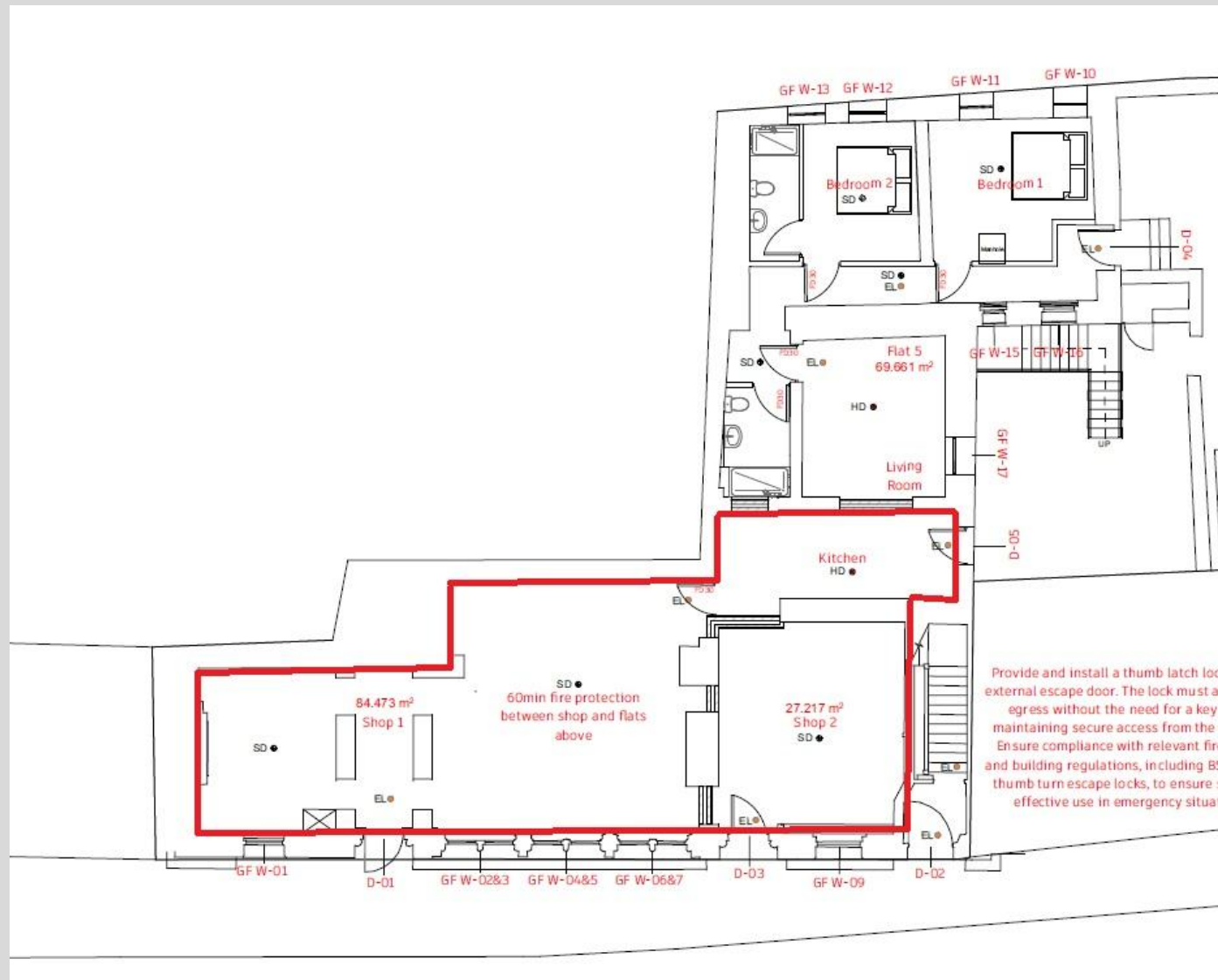


18 St Cuthberts Way
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Telephone: 01325 466945

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FLOOR PLAN (WHOLE)



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FLOOR PLAN (SPLIT)



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