



Francis & Company
PROPERTY CONSULTANTS

WETHERBY – 22 HIGH STREET

TO LET

A4/3/2/1 USE



0113 275 2020
www.francisandcompany.co.uk

Francis & Company
Beckside House
4 Beckside Gardens
Leeds
LS16 5QZ



Location

Wetherby is very affluent historic market town. The town centre itself is very compact and centred around the Market Place and High Street. The River Wharfe runs through the town centre which attracts a lot of tourism.

The property occupies a very prominent corner location at the Junction of High Street and Victoria Street in the heart of the town centre. A very busy M&S Foodhall is located behind with the main pedestrian walkway being adjacent to the building.

Accommodation

The shop is arranged over basement, ground, first and second floors and can be subdivided in a number of ways:

	Option 1 - part ground floor		Option 2 - All Ground floor		Option 3 - whole building	
	m/sq m	ft/ sqft	m/sq m	ft/ sqft	m/sq m	ft/ sqft
Frontage to High Street	12.85	42 ft	12.85	42	12.85	42
Frontage to Victoria Street	9	29.5 ft	12.75	42	12.75	42
ground floor	92.9	1,000	130.44	1,404	148.6	1600
basement	42.86	461	42.86	461	42.86	461
1st sales					139	1,496
2nd					132	1,423
Total floor area	135.76	1461	173.3	1865	462.46	4980

There is potential to offer an external area

Lease Terms/Rent

The premises are held by way of a 10 year full repairing and insuring leases

Option 1 £37,500 per annum

Option 2 £52,500

Option 3 £85,000

Business Rates

To be assessed

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.



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EPC

A copy of the Energy Performance Certificate is available on request

Viewing/Information

All viewings are to be carried out strictly by prior appointment through the agents:

Francis & Company

Mike Francis

E: mail: mike@francisandcompany.co.uk

Tel: 07808 479 269

SUBJECT TO CONTRACT

March 2019



Francis & Company on behalf of ourselves and the Sellers or Lessors of this property whose Agents we are give notice that:-1. The Particulars are a general outline of the property only for guidance of intended buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make their own enquiries.3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Francis & Company. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

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