

3 MONTHS
RENT FREE

On the Instructions of



WETHERBY, YORKSHIRE LS22 6FL Unit 4, The Horsefair Centre



Location

The unit is situated within the Horsefair Centre, the principal retailing location within Wetherby, an affluent market town approximately 12 miles north east of Leeds city centre and situated adjacent to the A1 (M) Motorway.

The Horsefair Centre is anchored by a **Morrisons** food store and benefits from extensive car parking. Other retailers within the centre include **Boots**, **Specsavers**, **Superdrug** and **Clinton Cards**, with **M&S Simply Food** in close proximity to the unit.

Description

The fully fitted unit is arranged over ground floor only, benefitting from rear loading access.

Planning

The unit benefits from Class A1 planning permission.

Rating

We are verbally advised the Rateable Value for the unit is £37,000, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	90.8	975

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new 15 year full repairing and insuring lease subject to 5 yearly upward only rent reviews at a commencing rental of £38,000 per annum exclusive.

The initial annual service charge and building insurance for the unit will be in the region of £2,500 and £405 respectively.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

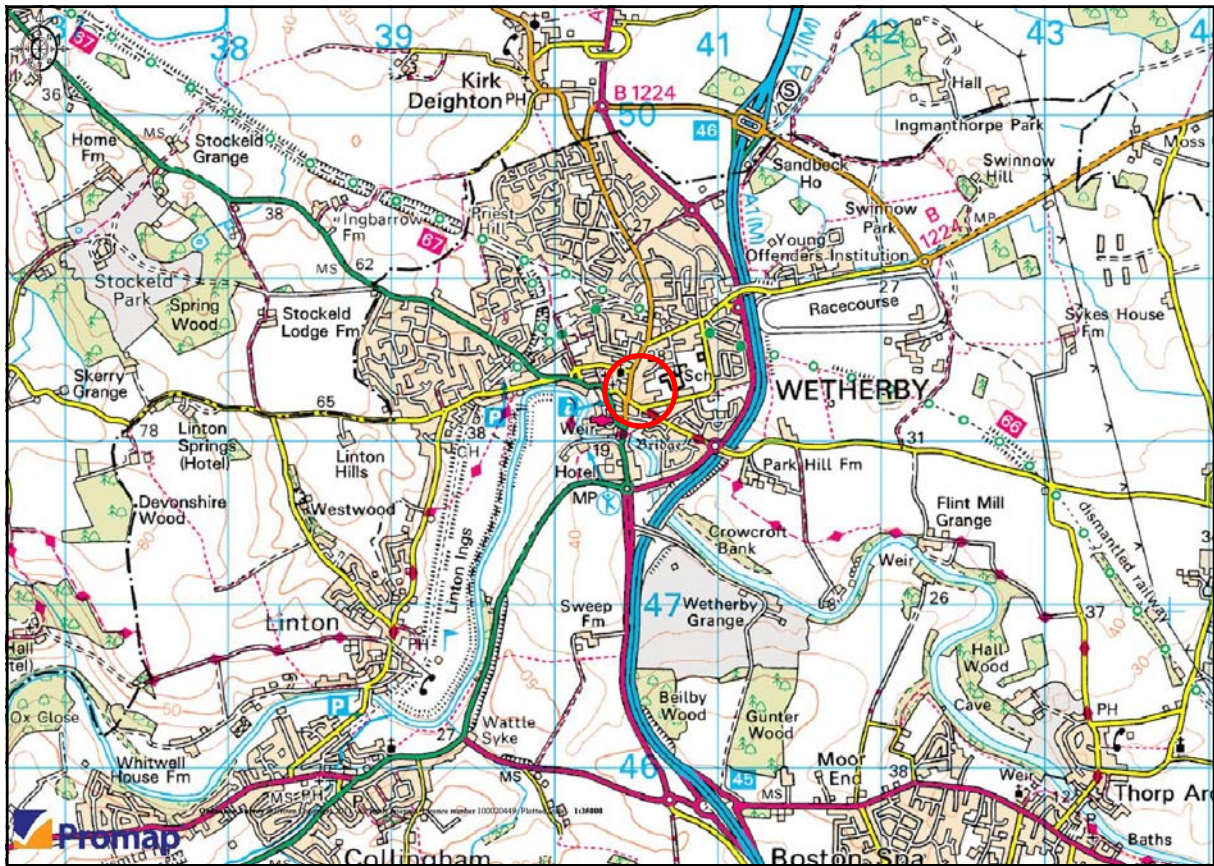
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Simon Montgomery
020 7255 8057
smm@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



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