

For Sale

Retail Property

Retail Unit located close to Wetherby town centre

3-5 Crossley Street, Wetherby, LS22 6RT



- 179.27 sq m (1,929 sq ft) retail unit including 73.17 sq m (788 sq ft) of basement ancillary space.
- Double fronted retail unit within walking distance of Wetherby town centre.
- Capable of being split into two separate units.

3-5 Crossley Street, Wetherby, LS22 6RT

Location



Located on Crossley Street, on the outskirts of Wetherby town centre, forming part of a busy parade with a number of local retailers.

Description

3-5 Crossley Street is a 3-storey brick built mid-terraced property, of which the subject premises is ground floor and basement only. The property has a fully glazed retail frontage with prominence on the busy Crossley Street. The property forms part of a small parade of retail properties, located on the outskirts of Wetherby town centre, opposite Crossley Street Surgery and Crossley Street Primary School. Other tenants on the parade include The Candy Shop, Hopscotch, Butterfields and Susanne Bradbury Hair Salon. There is a Sainsbury's Local also located on the street.

Description	Sq M	Sq Ft
Ground Floor	106.10	1,142
Basement	73.17	788
Total NIA	179.27	1,929

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand from the VOA that the property has the following assessment:

Description: Shop and Premises
Rateable Value: £10,750

Terms

The property is available For Sale with a guide price of £180,000.

3 Crossley Street

The property is held on a 99 year lease from 1st January 2000.

Ground rent of £50 per annum for the first 33 years, £75 per annum for the second 33 years and £100 per annum for the remainder of the lease.

5 Crossley Street

The property is held on a 99 year lease from 1st January 2000.

Ground rent of £250 per annum, throughout the term of the ground lease.

EPC

The property has an EPC rating of D96. EPC Documentation can be provided on request.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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