



## Wetherby ~ 15 Westgate, LS22 6LL

A self-contained first floor office/studio approached by external steps with access from a separate side entrance. Situated in Wetherby town centre. Public parking nearby

- Self contained first floor office approximate 273 sq ft
- Redecorated internally
- Open plan space capable of division, if required
- Lease terms negotiable
- Available from 1<sup>st</sup> June 2023

**£250** PER CALENDAR MONTH



Renton  
& Parr

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

### THE PROPERTY

A self-contained first floor office approached by external steps with access from a separate side entrance. Situated in Wetherby town centre.

### THE ACCOMMODATION

#### A SELF CONTAINED FIRST FLOOR OFFICE

With access via a personal door from an external staircase into :-

#### AN OPEN PLAN SPACE

22' 9" x 12' 10" (6.93m x 3.91m) narrowing to 11' 1" (3.38m)  
Windows to three sides, water and electric power and light laid on. Mitsubishi air conditioning system/heating unit installed.



### TOILET

Shared use of ground floor toilet.

### RATEABLE VALUE

£2,500

### EPC

Band C

### TERMS OF LEASE

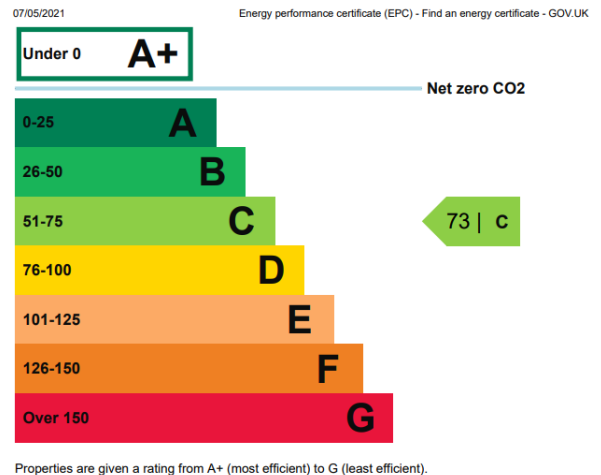
Lease terms are negotiable.

### LEGAL COSTS

The tenant to be responsible for the landlords legal costs.

## VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731.



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