



ROOM 4 5 ST JAMES SQUARE

BOROUGHBRIDGE YO51 9AS

FIRST FLOOR OFFICE APPROX 155 SQ FT

WITHIN AN ATTRACTIVE PERIOD BUILDING WHICH OVERLOOKS THE COBBLED ST JAMES SQUARE AND FOUNTAIN IN THE CENTRE OF THIS HISTORIC TOWN, HAVING THE ADDED ADVANTAGE OF PRIVATE PARKING (SUBJECT TO AGREED TERMS)

RENT: £1,950 per annum

TO LET

DESCRIPTION

An excellent opportunity to rent an Office in a prestigious Grade II Listed Building in the centre of Boroughbridge.

The Ground Floor Offices are used as a Chartered Surveyors and Estate Agency practice and two of the First Floor Offices are let to a firm in the computer industry, with a further room currently being used by an independent Advertising Executive.

It is felt that the Office would be suitable for a variety of professional and other uses.

ACCOMMODATION

Ground Floor

Front Entrance

With hallway and stairs to *First Floor*

Shared Kitchen

12'0 x 10'0 (3.66m x 3.05m)

With a range of free-standing stainless steel kitchen units incorporating single drainer and stainless steel sink unit

Side Entrance Passage

Half Landing

With Gent's cloakroom with wc and wash hand basin

07B55216

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS

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First Floor

Office

12'9 x 12'2 (3.89m x 3.71m)

With tiled fireplace and radiator

Landing

Access to other 3 Offices

Ladies cloakroom with wc and wash hand basin

Outside

Parking on St James Square, subject to agreed terms

ADDITIONAL INFORMATION

Terms Of Letting

The Office is available '**To Let**' on a Lease, the length of which is negotiable, on a Full Repairing and Insuring Basis at a Rent of **£1,950 per annum exclusive**.

There will be a **Service Charge** to be agreed to cover the cost of Electricity, Water, Gas, Insurance and Business Rates.

The incoming **Tenant** will be responsible for the Legal Fees in respect of the cost of the drawing up of the Lease.

Attention is drawn to the fact that the **Tenant** will be required to enter into a Lease which is contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

References

Trade, Bank and Personal References will be required.