



First Floor Office Canalside Wharf, Gargrave

TO LET

Suite F Canalside Wharf, Gargrave, BD23 3PN

£3,850 per annum plus VAT and Service Charge

A delightful first floor office overlooking the Leeds-Liverpool canal, enjoying a convenient position in the popular village of Gargrave with excellent access via the A65. Two dedicated parking spaces and shared visitor parking is available.

Comprising a one room office extending in total to approximately 43 sqm (460 sq.ft).

Available from January 2024, flexible terms available on discussion.

ACCOMMODATION

Ground floor shared Entrance Lobby with communal kitchen (with facilities including microwave, fridge, kettle) and stairs to first floor:

Office: approx. 43 sqm with central heating and Juliet balcony overlooking the canal.

Shared Cloakrooms: with W.C and wash hand basin.

External: Two dedicated parking spaces and shared visitor parking.

SERVICES

All mains services are connected to the property and heating and electric for all communal areas are included within the service charge.

SERVICE CHARGE

A service charge of £2,000 per annum plus VAT is payable and includes cleaning of the office and communal areas, buildings insurance, heating and electric for the communal areas.

RATING ASSESSMENT

From the VOA website enquiry only the property has a Rateable Value of £5,900. Small business rate relief may be available and interested parties should Contact North Yorkshire Council on 01756 700600 for further information in this regard.

TENURE

The property is available on a new internal repairing and insuring Lease or Licence on flexible terms.

RENT

The suite is available for £3,850 per annum plus Service Charge. Payable quarterly in advance.

EPC

Rating C (75)

VIEWING

Strictly by appointment with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

ENQUIRIES

For further enquiries please contact Lisa Bickerton on 01756 692900 or by email lisa.bickerton@wbwsurveyors.co.uk

Details prepared: September 2023

