



## 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](mailto:lisa.bickerton@wbwsurveyors.co.uk)

Details prepared: September 2023

