



**UPPER FLOOR OFFICE SUITES
FROM 450 – 1,500 SQ. FT.**

from £12,000 pa

Description

A superb opportunity to acquire newly refurbished office accommodation within an attractive period building, prominently positioned in a well-established commercial location.

The available space comprises the first and second floors, offering bright, modern and highly specified office suites. The accommodation can be taken as a whole or on a floor-by-floor basis, with suites extending to approximately 450 sq ft (first floor) and 570 sq ft (second floor) or as a whole.

The offices have been comprehensively refurbished to provide contemporary workspace, benefitting from excellent natural light, stylish finishes and a flexible layout. Benefits include ground floor level WC's and shower as well as a first floor kitchen.

The price quoted is for one floor only and excludes utilities and internet. Furniture could be included for an extra charge.

Terms

The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £18,250 (this is for the whole property – amount will be reduced if a single floor is taken) For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

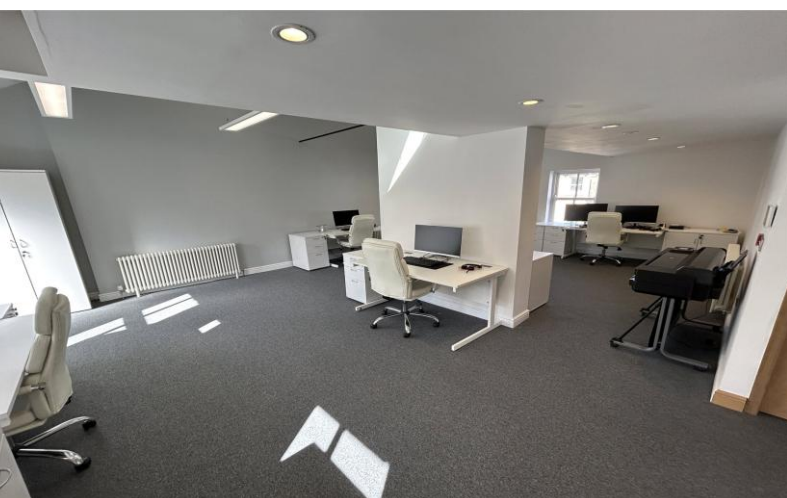
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

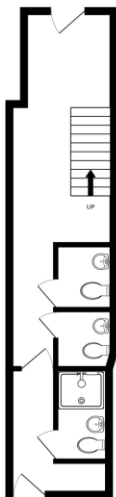
All mains services are connected to the property.

Viewing

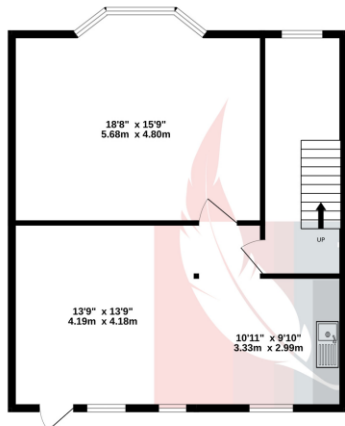
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



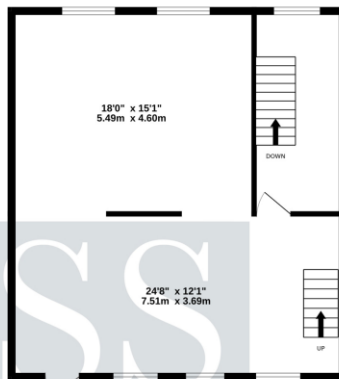
GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



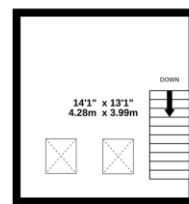
1ST FLOOR
497 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.3 sq.m.) approx.



3RD FLOOR
244 sq.ft. (22.5 sq.m.) approx.



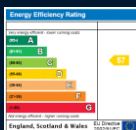
FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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