



Bondgate, Helmsley £500

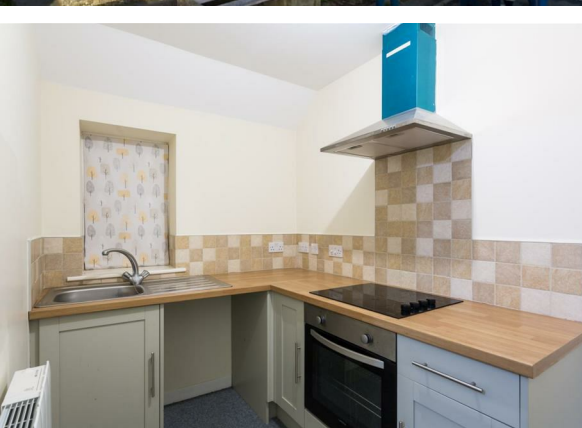
Duplex Office Suite located within the heart of Helmsley town centre.

Relatively recently refurbished and previously used as a Physio's clinic.

39m² (409 sf).

Shower and kitchenette provided.

Available for £500pcm on an internal repairing and insuring basis.



LOCATION

The property is located within the heart of Helmsley, close to the Market Square.

Helmsley is a very popular market town, with a vibrant town center and popular tourist destinations such as the Castle, Rievaulx Abbey and the International Centre for Birds of Prey.

Helmsley is approximately 24 miles north of York, 14 miles east of Thirsk and 13 miles west of Pickering.

DESCRIPTION

The property forms a duplex office suite that was relatively recently refurbished and was previously used as a physio's clinic.

It benefits from a first floor reception area and larger, open plan area to the second floor. A shower / toilet and kitchenette for the exclusive use of the tenant are to the rear of the second floor level.

ACCOMMODATION

The suite extends to approximately 38m² / 409 sq. ft. on a net internal basis.

SERVICES

Mains water and electricity are provided.

The suite benefits from modern, electronic radiators and there is an extractor to the bathroom.

There is a fire alarm to the wider building.

PLANNING

We believe that the property has planning consent for Class E purposes.

The property falls within the Conservation Area.

EPC

E (122).

RENT

£500pcm / £6,000pa.

TERMS

The property is available for a term of years to be agreed on an internal repairing basis.

Tenants will be responsible for rates (if applicable) and utilities.

The Tenant will be responsible for contributing towards the annual buildings insurance premium of the wider holdings on a proportionate basis.

RATES

We believe that the property has an RV of £6,400.

This should enable the possibility of small business rates relief.

VIEWINGS / FURTHER INFORMATION

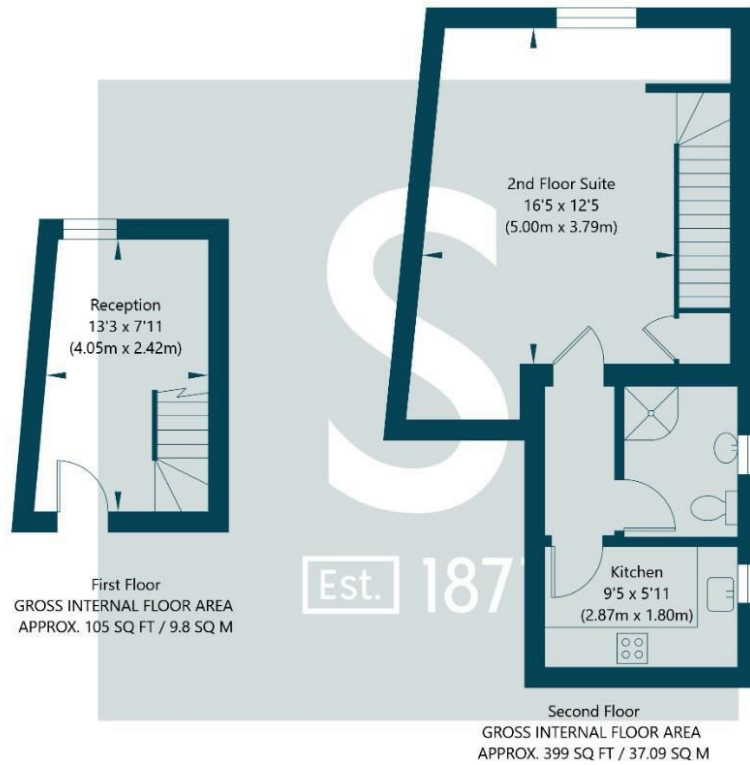
Please contact:

Helmsley - 01439770232 (Michelle Frankland).

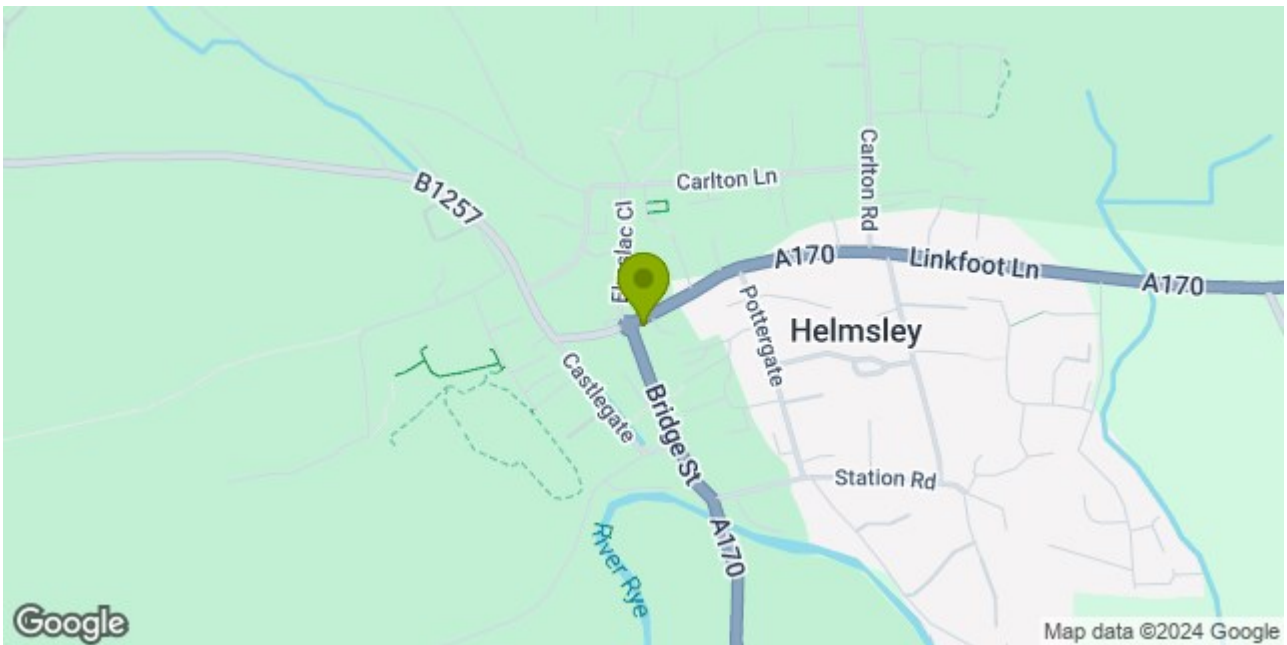
York - 07894697729 (James Reynolds).

Please note that the property is being marketed jointly with Bolton Cooper and ourselves.

Bondgate, Helmsley, YO62 5BR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 504 SQ FT / 46.89 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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