

# Prime Shop Unit

22 Market Place Wetherby LS22 6NE

# Procters

Commercial Property | Energy Efficiency | Renewables



## FOR SALE

Three storey building, 340 sq ft sales area, 868 sq ft total

# FREEHOLD Prime Shop Unit 22 Market Place Wetherby LS22 6NE

## Location

The premises occupy a highly visible prime retail location in Market Place which is the main shopping location in town.

Wetherby is some 15 miles east of Leeds and 15 miles west of York, located close to the A1 Great North Road. The town boasts major national retailers and occupiers including Boots Opticians, Barclays Bank, M & Co, and Costa Coffee in the immediate vicinity.

## Description

The property comprises an attractive three storey shop unit with ground floor sales and upper floor ancillary and storage accommodation. The property has a total net internal area of approximately 868 sq ft.

## Accommodation

The property has the following approximate areas:

Description	Feet sq	Metres sq
Ground Floor Sales	340	31.59
First Floor Store	207	19.23
Office	40	3.71
Wc	-	-
Second Floor Store	281	26.11
<b>Total Net Internal Area</b>	<b>868 ft sq</b>	<b>80.64 m sq</b>

## Asking Price

Offers in the region of £350,000 excluding VAT.

## Services

All mains services are available to the property. None of the services or installations have been tested.

## EPC

The property has a rating of D 92.

## Costs

Each party is to bear their own costs incurred in any transaction.

## Viewings

For further information or to arrange a viewing please contact:

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## Subject to Contract

