

TO LET (MAY SELL)
SUPERB PERIOD BUILDING

2,446ft² (227.24m²)



- **Superb Town Centre location**
- **Rare opportunity**
- **Suitable for a number of uses (subject to planning)**
- **New Lease – Flexible Terms**

**14 PARK SQUARE
MASHAM
HG4 4HF**

14 Park Square, Masham HG4 4HF



LOCATION

Masham is a small Market Town located on the edge of the Yorkshire Dales National Park approximately 9 miles north of Ripon.

The property occupies a prominent main road position fronting Park Square in the heart of Masham Town Centre.

DESCRIPTION

The property comprises an attractive two storey stone built period building. The building was last used as a Banking Hall to the ground floor with a first floor Public Library. The property is therefore divided to form a mixture of offices, sales and staffrooms on the ground floor, the first floor being predominantly open plan.

ACCOMMODATION

The property has a net internal floor area of 2,446ft² (227.24m²).

RATING

The accommodation is currently assessed for rating purposes as follows:-

| <u>Description</u> | <u>Rateable Value</u> |
|---------------------|-----------------------|
| "Bank and Premises" | £6,800 |
| UBR 2013/2014 | £0.462 |

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Authority as to the current rate liability.

PLANNING

The property was last used as a Banking Hall on the ground floor and a first floor library and therefore has consent for Use Class A2 Financial and Professional Services on the ground floor and Class D1 Non Residential Institutions on the first floor. The property does however lend itself to suit a number of alternative uses subject to the necessary consents and interested parties are advised to make their own enquiries with the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of "E" (102) - Ground Floor and "E" (111) - First Floor. A full copy of the certificate is available upon request.

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LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an annual commencing rental of **£15,000** per annum exclusive of rates, services, insurance, VAT and all other outgoings.

PRICE

Offers in the region of **£250,000** are invited for the freehold interest with full vacant possession.

VAT

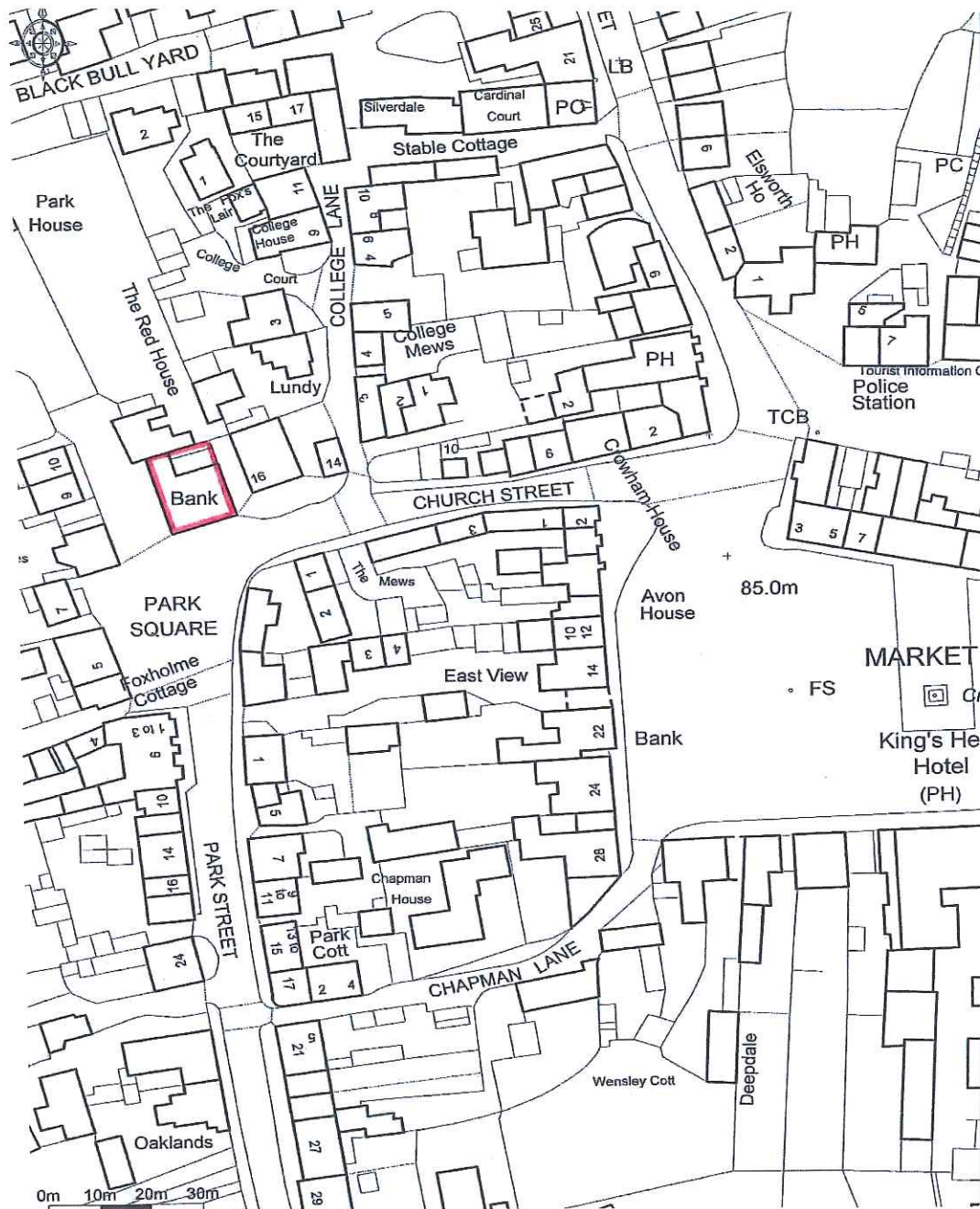
All figures quoted are exclusive of VAT which may be payable in addition.

VIEWING / FURTHER INFORMATION

Via the sole agents – Contact Anthony Jackson – Tel. No. 0113 245 1447
anthonyjackson@cartertowler.co.uk

(REF: AJ.EO.12330)

Details updated January 2014



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