



MONTPELLIER

PROPERTY CONSULTANTS

PROPERTY PARTICULARS



To Let

27-29 Fishergate, Boroughbridge, YO51 9AL

Retail Premises with Ancillary Staff Accommodation.

- Approximate Net Internal Area 1,238 sqft (115.01m²)
- Town Centre Retail Premises

Location

Boroughbridge is a small market town, conveniently located adjacent to the A1. York lies approximately 15 miles to the south-east and Harrogate approximately 10 miles to the south-west.

Situation

The property is situated within the main retailing pitches of Boroughbridge on Fishergate which is an extension of the High Street.

Nearby occupiers include Reeds Rains, Craggs Electrical Appliances and The Crown Hotel.

Description

The premises comprise a ground floor retail unit within a mid-terrace, two-storey building under a pitched tiled roof. The property comprises of retail accommodation and ancillary staff facilities to the rear of the unit.

Accommodation

The property provides the following approximate net internal areas:-

	SQ M	SQ FT
Ground Floor		
Sales (including kitchen)	115.01	1,238
Total Net Internal Area:	115.01	1,238

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be negotiated.

Rent

£14,000 per annum exclusive.

All rents quoted are exclusive of rates, services, service charge and insurance and are payable quarterly in advance.

Rating

We are verbally informed by Harrogate Borough Council that the premises are currently rated as follows:

Rateable Value: (April 2010) £14,750
UBR 2013/2014 47.1%
Rates Payable 2013/2014: £6,947.25

We understand the property may be eligible for small business rate relief depending on an occupier's status.

Interested parties are advised to make any further enquiries direct to the local rating authority – Harrogate Borough Council: 01423 500600.

Energy Performance Certificate

The full EPC copy is available on request from the agents.



VAT

All rents are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing / Further Information

Please contact the joint letting agents:

Montpellier Property Consultants

10 Montpellier Street, Harrogate,
North Yorkshire HG1 2TQ.

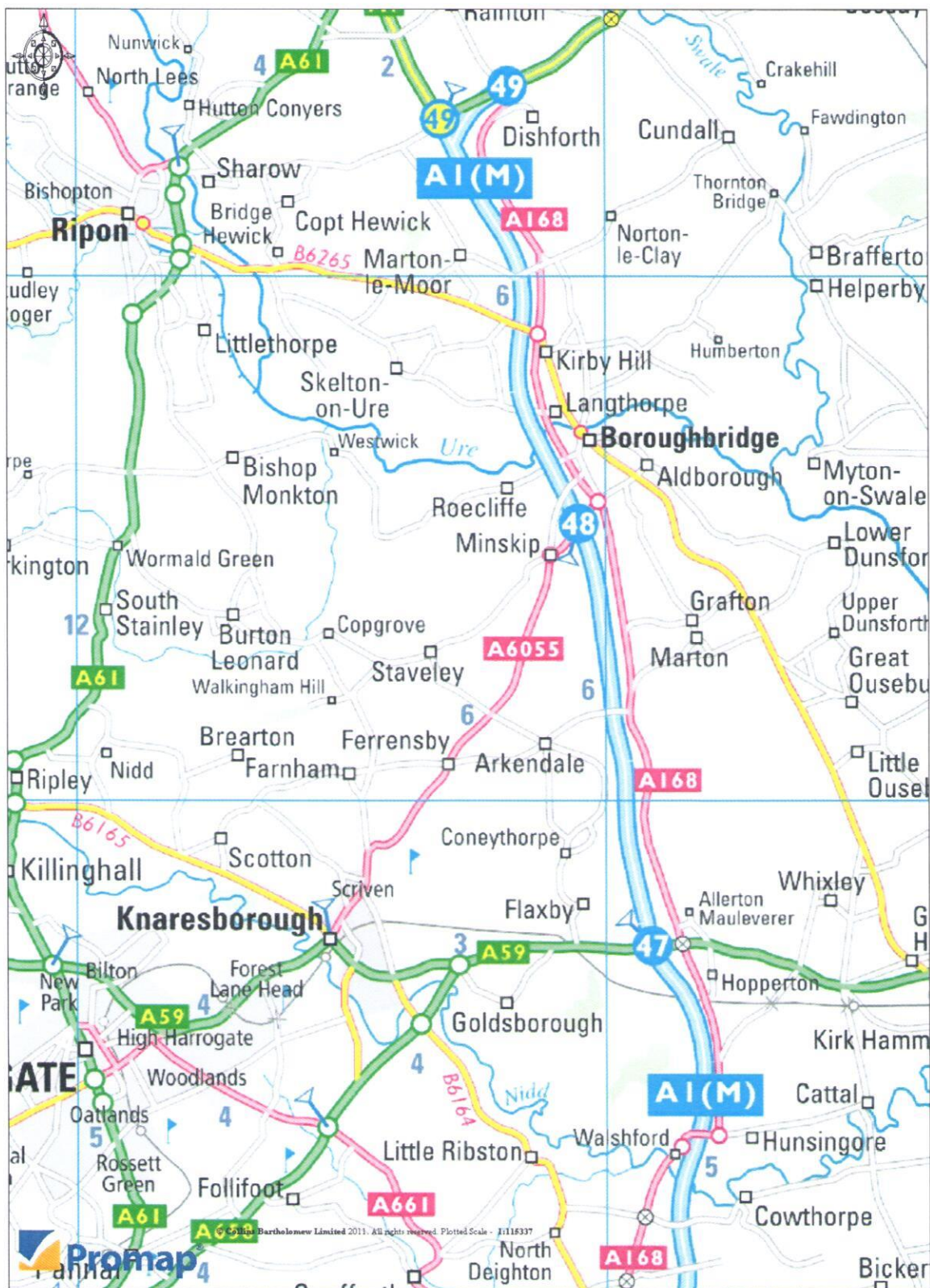
Contact: Peter Rawnsley
Direct Dial: 01423 547912
General Enquiries: 01423 547313
info@montpellierproperty.com

Lister Haigh Boroughbridge Office:

5 St James Square, Boroughbridge,
North Yorkshire YO51 9AS
Contact: Paul Johnston
Direct Dial: 01423 322 382
Email: boroughbridge@listerhaigh.co.uk

Photographs taken October 2013
Particulars Prepared: November 2013
Ref: DD 163681





Energy Performance Certificate

Non-Domestic Building



27 Fishergate
Boroughbridge
YORK
YO51 9AL

Certificate Reference Number:

0270-6905-0390-8240-5074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **50**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	125
Building complexity (NOS level):	3
Building emission rate (kg CO ₂ /m ² /yr):	100.00

Benchmarks

Buildings similar to this one
could have ratings as follows:

35

If newly built

43

If typical of the

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.b using calculation engine SBEM v3.5.b.0
Property Reference: 679055480000
Assessor Name: Mr Edward Speir
Assessor Number: QUID201533
Accreditation Scheme: Quidos Ltd
Employer/Trading Name: Greenleaf Commercial
Employer/Trading Address: Murkey Hill Farm, Middleton Tyas, Near Richmond, North Yorkshire DL10 6RW
Issue Date: 25 Mar 2011
Valid Until: 24 Mar 2021 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 9687-4047-0009-0500-2525

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005