



TO LET

Industrial / Workshop Unit

Unit 2 Herriot Court, Leyburn Business Park, Leyburn DL8 5QA

- Popular Retail / Trade Location
- Offices and Kitchenette
- Mezzanine Floor (Potential to remove)
- Glass Frontage
- Roller Shutter Loading Door
- Three Phase Electricity
- **GF Approx. 143 sq m (1,537 sq ft)**

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

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LOCATION

Location Leyburn is a popular North Yorkshire market town in the district of Richmondshire.

Leyburn lies less than 3 miles east of the North Yorkshire Dales National Park, located 10 miles south west of Richmond and 12 miles west of junction 51 of the A1(M) at Leeming

DESCRIPTION

The property comprises a steel portal framed industrial/workshop unit with associated WC, kitchenette and office.

There is a mezzanine floor and glazed shop front that can be removed in order to provide vehicular access to the building, through the existing roller shutter door.

ACCOMMODATION

The property has the following gross internal area:

Description	Sq m	Sq ft
GF Workshop	142	1,537
Mezzanine Floor	67.5	726
Total	209.50	2,263

TERMS

The property is available on a full repairing and insuring lease at an asking rental of £12,000 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £10,750 and therefore qualifies for small business rates relief.

We recommend that interested parties contact Richmondshire District Council to confirm.

ENERGY PERFORMANCE CERTIFICATE

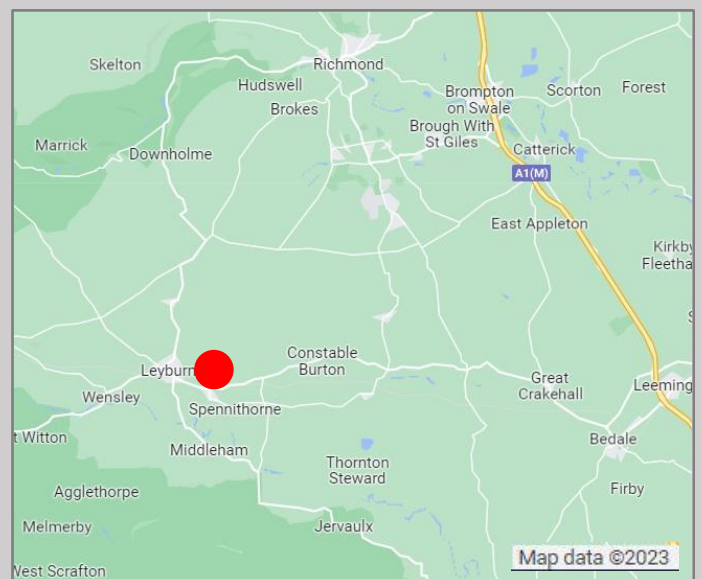
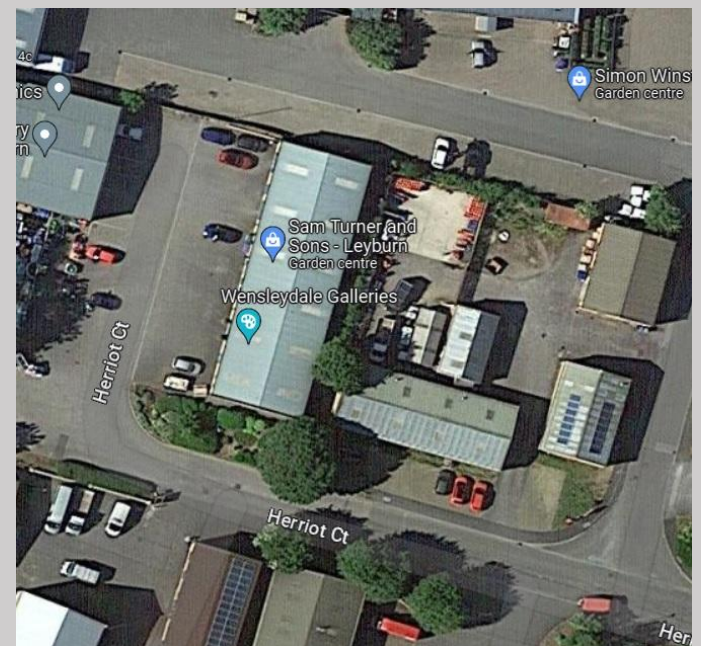
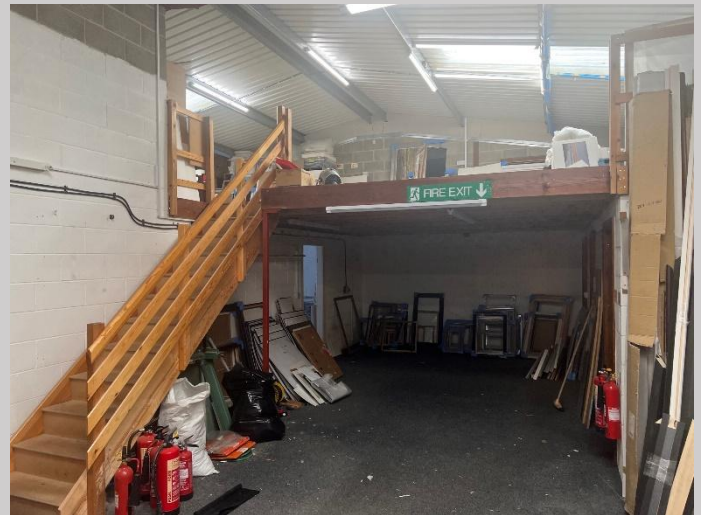
The EPC rating is C(58)

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



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