

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**HIGH QUALITY OFFICE SUITE  
TO LET  
APPROX. 57.3 SQ.M./617 SQ.FT NET**



**BELGRAVE HOUSE  
58 HIGH STREET  
GARGRAVE  
SKIPTON BD23 3LX**

- \* Premium quality office suite with the benefit of private parking \*
  - \* High profile location fronting the High Street close to all local amenities \*
  - \* Immediately available – flexible terms \*
- RENT £9,000 per annum exclusive**



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## Particulars

(The following information is offered for guidance – interested parties should satisfy themselves as to the accuracy of all details).

**Belgrave House** is an attractive period property situated in the centre of this popular village approximately 3 miles West of Skipton. Within easy walking distance of a wide range of local facilities (shops/supermarket, Post Office, railway station etc.) the accommodation enjoys glorious open outlook.

The suite enjoys the benefit of roadside parking adjoining/opposite together with two private spaces to the rear.

### Accommodation:

ENTRANCE LOBBY with timber and glazed door.

OFFICE/RECEPTION, 5.45m x 4.27m plus bay window, 1.8m x 1.4m. Marble fireplace.

Side OFFICE, 2.8m x 2.9m.

OFFICE, 5.53m x 3.7m plus bay window, 1.4m x 2.1m.

Side ENTRANCE VESTIBULE (access to car parking – shared with other occupiers) and off which are arranged

- KITCHENETTE AREA with steel sink unit
- Separate WC/wash basin.

**The accommodation totals 57.3sq.m/617sq.ft. on a net internal basis.**

Externally there is a landscaped FORECOURT AREA and to the side there are two private PARKING SPACES (available during normal business hours).

**Rates:** R.V. £3,500. The Uniform Business Rate is 48.1p in the £ and the amount payable for the current financial year (2009/10) is £1,683.50. The property may be eligible for Small Business Rate Relief – further details from Craven DC – 01756 706288.

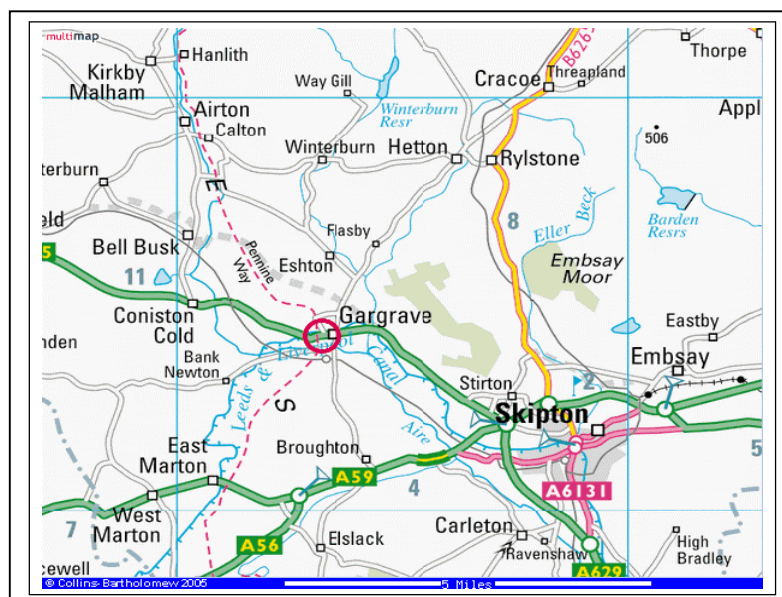
**Services:** Main services are understood to be available/installed. The accommodation has the benefit of gas central heating (shared with the remainder of the building – see below). None of the services or installations have been tested.

**Lease Terms:** The premises are immediately available on Tenant's effective Full Repairing and Insuring Terms (share of external repairs and insurance determined by reference to proportion of property occupied).

**Rent:** £9,000 per annum exclusive.

**Note:** The subject accommodation shares gas central heating with the remainder of the building and is further not separately metered for electricity. Accordingly the cost of these services will be charged in addition to rent at a rate of £50 per week (subject to annual review).

**Viewing:** Strictly by arrangement with the sole agents – 01756 748100 (AMD/ER).



Date of Preparation: 25.06.09

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.