



AVAILABLE TO LET

## 5 Leyburn Road, Masham

5 Leyburn Road, Masham, Ripon, UK, North Yorkshire HG4 4ER



Healthcare for rent, 820 sq ft, £9,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/36829-5-leyburn-road-masham-5-leyburn-road>

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### Self Contained office suite/clinic/retail premises

The property is situated on Leyburn Road in Masham, close to the CO-OP food store and its junction with Silvermarket Street, approximately 1/3 mile to the north-west of the Market Place and the town centre.

The property provides a self-contained single storey office suite/clinic premises. The property benefits from two rooms, each with a sink unit and a general reception area. There are also separate ladies and gents WC facilities.

There are three car parking spaces available in the car park.

#### Highlights

- Self-contained clinic/retail/office premises close to Masham town centre
- Two rooms each with sink and reception area
- Separate ladies and gents WC facilities
- On site car parking spaces
- Currently clinic use but could suit retail or office subject to planning

#### Property details

<b>Rent</b>	£9,000 per annum
<b>Rateable value</b>	£6,000
<b>Building type</b>	Healthcare
<b>Secondary use</b>	Mixed use
<b>Planning class</b>	D1
<b>Size</b>	820 sq ft
<b>VAT charges</b>	The property has been elected for VAT and therefore VAT will be chargeable on the rent.
<b>Lease details</b>	The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.
<b>EPC category</b>	B
<b>EPC certificate</b>	Available on request

Unit	Rent psf	Total pa	Status
820		£9,000.00	Available

#### More information

[Visit microsite](#)

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#### Contact us

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Quote reference: RENT-36829

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