



Retail (EPC Rating: B)

21 HIGH STREET, WETHERBY, LS22 6LR

£16,000

CARLING
JONES

Prominent retail premises located on High Street in the centre of Wetherby, available by way of a new lease. Most recently used for kitchen sales, the property will suit a variety of uses. EPC - B

LOCATION

Located in the centre of Wetherby, the property occupies a prominent position with display windows facing onto High Street. Wetherby is a vibrant town and has a good mix of retail shops, cafes, bars, restaurants and supermarkets and benefits from excellent road connections to Leeds, Harrogate and York.

DESCRIPTION

The property comprises a ground floor retail unit within an established parade of shops. Other retailers on High Street include The Post Office, Yorkshire Building Society, Saks and Thomlinson estate agents.

ACCOMODATION

Accommodation is arranged as follows:

Ground Floor (NIA)

Sales Area - 453 sq ft (42 sq m)

WC

To the rear of the property are a couple of storage rooms which are available by way of separate negotiation.

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

RATEABLE VALUE

The premises have a rateable value of £13,250 per annum (taken from <https://www.tax.service.gov.uk/business-rates-find/valuations/start/297607244>). For further information contact Leeds City Council website.

EPC RATING

EPC Rating - B (32)

LEASE TERMS

The property is offered by way of a new fully repairing and insuring lease for a term to be agreed at a rent of £16,000 per annum

LEGAL COSTS

The ingoing tenant will be required to contribute £500 plus VAT towards the landlords costs of preparing the lease agreement

VIEWING

Strictly by appointment through the agents Carling Jones - contact one of the team at the Skipton Office to arrange a viewing

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective tenant arranges for a qualified person to check the relevant installations before entering into any commitment.

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the Landlord nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

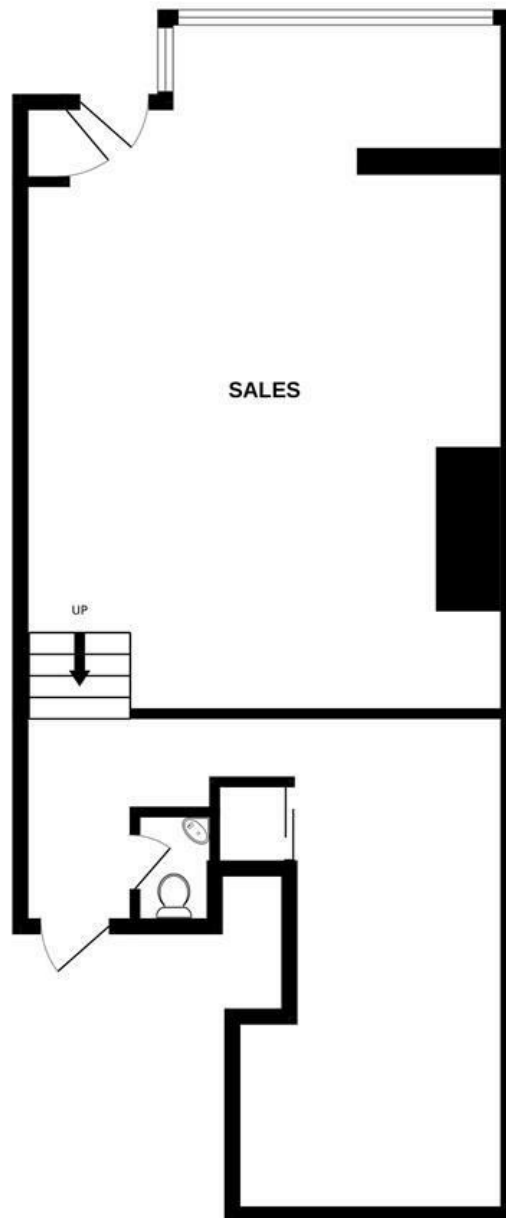
ESTATE AGENTS ACT 1979

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of this property.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

