

## To Let - Retail Park



### Unit 9.9 Retail Park, Thorp Arch Estate, Wetherby, LS23 7FE

Retail unit prominently located at the centre of the Retail Park.

11455 ft<sup>2</sup> (1064 m<sup>2</sup>)



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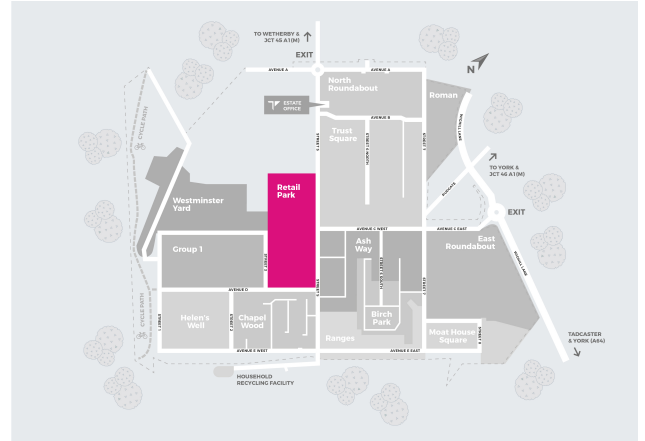
## Unit 9.9 Retail Park, Thorp Arch Estate, Wetherby, LS23 7FE

### Description

- Detached single storey brick built retail unit with flat concrete roof
- Located at the centre of the Retail Park
- Grass embankments to three sides of premises
- Abundance of off road parking directly in front of unit

### Location

- Well established business park in parkland setting
- Close proximity to A1(M) motorway
- A1(M) provides direct connections to the national motorway network
- Equidistant between Leeds, Harrogate and York
- On site Retail Park, health spa, MOT station, gym and children's soft play
- On site management and security
- Over 170 commercial businesses employing approximately 2,000 people
- Population of 500,000 within 30 minute drive time



### Terms

Rent:	POA
Service Charge:	£7,000 pa (reconcilable annually)
Insurance:	TBA
Business Rates:	£315,000 RV (UBR 2024/2025 is 54.6p in the £)
Deposit:	POA
Lease:	Lease by negotiation

### Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

### VAT

All prices and rates are quoted exclusive but may be subject to VAT.

### Disclaimer

The Agents for the Lessor of these properties give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any contract. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenant should not rely on them as statements or representation of facts, but must satisfy themselves as to the correctness of each of them. The Agents for the Lessor have no authority to make representation or warranty whatsoever in relation to the property.

## Energy Performance Certificate

### Non-Domestic Building



Unit 9.9 Thorp Arch Retail Park  
Thorp Arch Estate  
WETHERBY  
LS23 7FE

**Certificate Reference Number:**  
0960-0535-7599-8392-8096

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 74 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1046  
Building complexity (N08 level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 119.82

### Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built  
70 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.