



**Bishops Manor Highbridge**

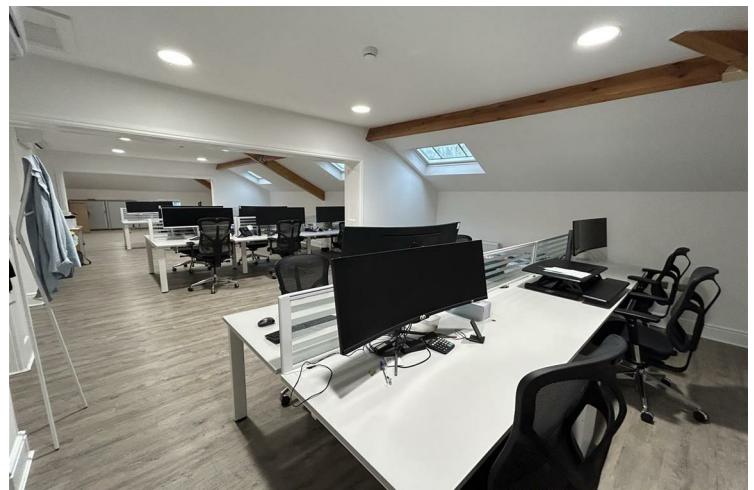
**£22,500 Per Annum**

**Howden DN14 7BT**

EXTENSIVE, WELL APPOINTED SECOND FLOOR COMMERCIAL PREMISES, HAVING THE POTENTIAL FOR A VARIETY OF USES.

This Grade II\* listed, 12th Century Manor situated within Howden town centre overlooking the magnificent Howden Minster and The Ashes Park. Bishops Manor has been completely restored and reconfigured to provide well designed commercial accommodation over three floors. The premises retain a wealth of historical features, yet have been designed to meet the requirements of a modern busy office. Extending to approx 1800 sqft. Located in the centre of Howden close to all local amenities and conveniently placed for access to the M62 motorway network via J37.

**EPC:**



- Prime Commercial Premises • Second Floor of this historical building in the centre of Howden • Recently fully refurbished to an exceptional standard to provide modern commercial accommodation

#### Full Description

The property has the benefit of security and fire alarm systems, LED lighting, an emergency lighting system, CCTV surveillance, gas central heating and offers accommodation comprising;

#### Location

Located in the centre of Howden, Bishops Manor is ideally placed with easy access from Hull, Leeds, York and Sheffield.

#### Terms

All lease terms by negotiation.

#### Viewing

By appointment with the agent.

#### Planning

##### Planning consent

We have been advised that the premises have a usage classification of B1 offices together with the following;

Change of use from office (B1) to an events venue for exhibitions, art/craft fairs, community events or multiple retail units with a cafe and bistro and installation of roof lights to the south facing roof pitch in accordance with decision No: 20/01759/PLB.

Prospective tenants are advised to contact the local authority to discuss any further planning requirements.

East Riding of Yorkshire Council  
Development Control Division (Goole)  
Council Offices  
Church Street  
Goole  
DN14 5BG Tel: 01482 393891

#### Other

- Personal Disclosure

Prospective tenants should note that in accordance with the Estate Agents act 1979, we inform any interested party that the owner of this property is a partner in the firm of Sreetons.

#### 2nd Floor Landing

Timber effect laminate flooring.

#### Board Room

Timber effect laminate flooring. One central heating radiator.

#### Office Space

Open plan office with roof windows and lighting. Three air conditioning units. Timber effect laminate flooring. Six central heating radiators.

#### Staff Room/Recreation Area

Range of fitted base units with quartz effect worktop and splashback. Wine cooler and inset sink with a chrome mixer tap. One central heating radiator.

#### Kitchenette/Staff Toilets

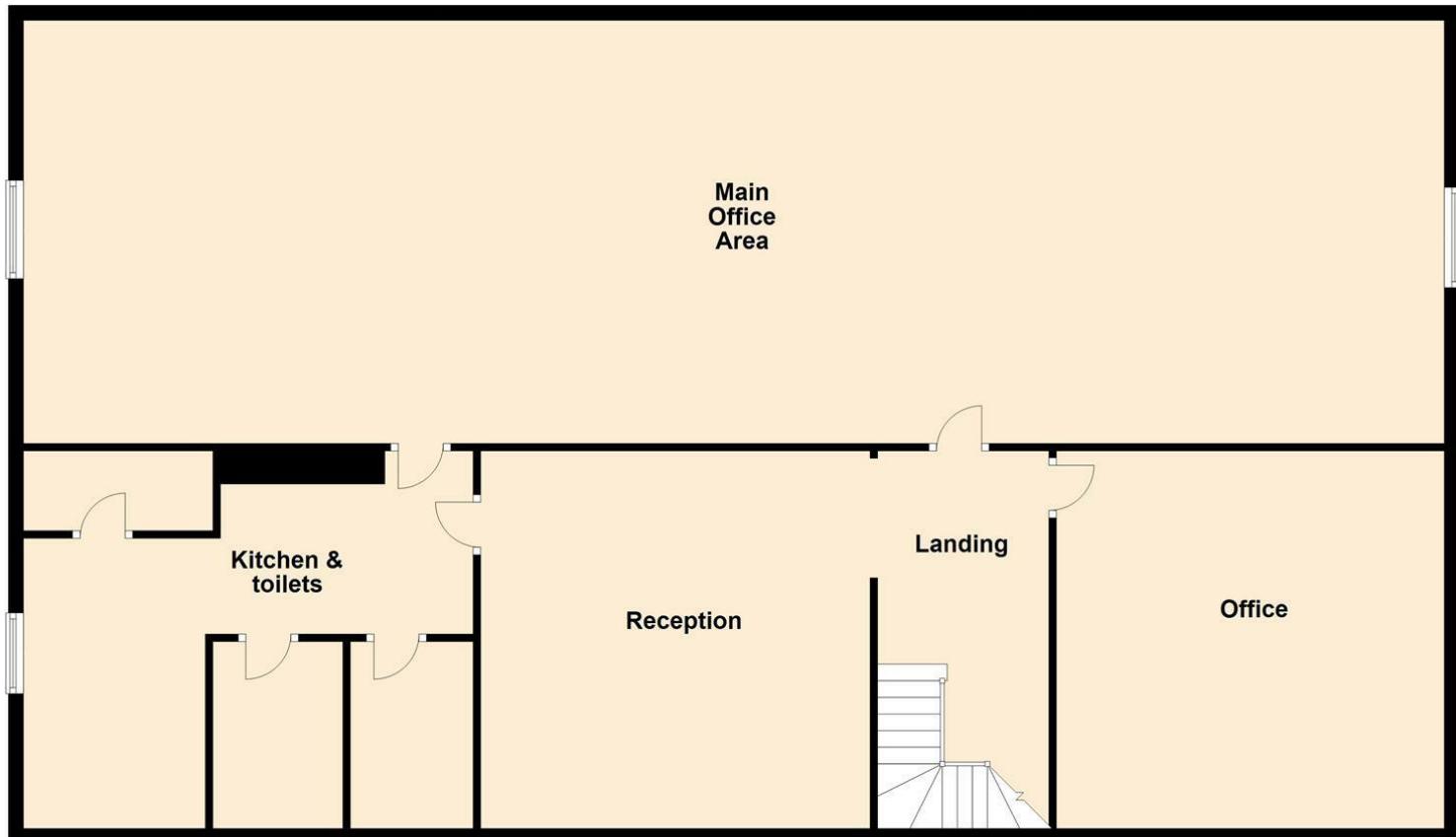
In the kitchenette area there are a range of fitted base units with quartz effect worktop and splashback. Integrated larder fridge, slimline Lamona dishwasher and Lamona microwave. Two ring ceramic hob and an inset stainless steel sink. Access to boiler room. The staff toilets have a vanity wash hand basin with cupboards underneath. Two separate w/c cubicles with low flush w/c. Inset ceiling lights and two central heating radiators.



- Extending to approx 1800 sq ft • Lease terms to be negotiated • Private Gated Parking is available at £350.00pa per space



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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/tenants are advised to recheck the measurements

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