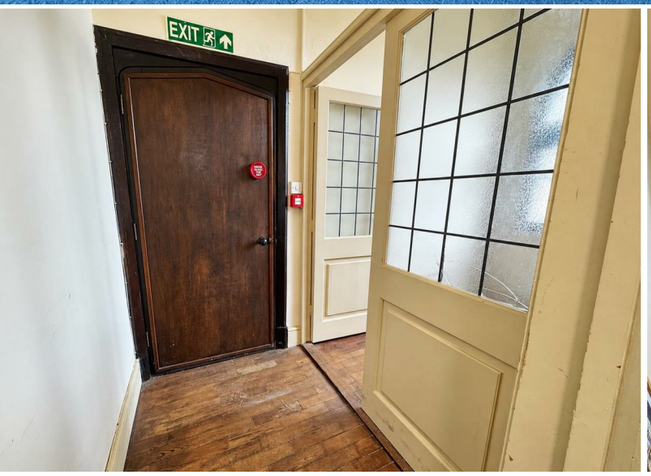
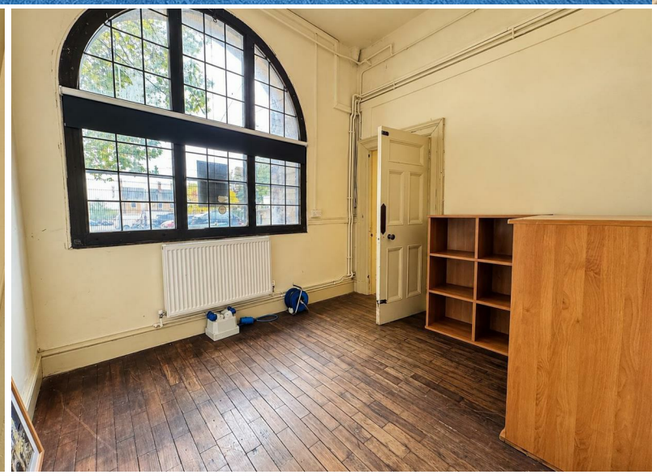








The Market House, Market Hill NN14 6BW

- Maximum 18 Months Let
- Grade 1 Listed Building
- GROUND-FLOOR OFFICE WITHIN A HISTORIC BUILDING
- Within heart of the town centre
- Electric Heating
- Ample Close By Parking

PRICE
£795 Per
PCM

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman LETTINGS

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N & CO.
ESTATE AGENTS

The Market House, Market Hill NN14 6BW

PRICE £795 PER MONTH PCM

SHORT-TERM LET — FIXED 18-MONTH TERM ONLY

GROUND-FLOOR OFFICE WITHIN A HISTORIC BUILDING IN THE HEART OF ROTHWELL

An opportunity to rent ground-floor office accommodation within the historic Market House, a Grade I listed building situated in the heart of the market town of Rothwell.

Please note: The premises are available strictly for a fixed term of 18 months only. Due to the building's listed status, only certain business uses will be suitable. External fascia signage is prohibited.

The accommodation comprises an entrance lobby, a spacious open-plan office with three large windows offering views across three aspects, an inner hallway and two separate toilet facilities.

HISTORY OF THE BUILDING

Designed by William Grumbold for Sir Thomas Tresham (1545–1605), Market House reflects Tresham's passion for unusual architecture, which earned him the name "Thomas the Builder".

HALLWAY

Via solid double doors with further panelled door to Main Office Area

MAIN OFFICE AREA

21'2" x 21'7" max (6.46m x 6.60m max)
Good size open plan office with leading arch windows to front, side and rear, two double panelled radiator - ceiling height is 3.35m and panelled door to Inner Hallway

INNER HALLWAY

Having further doors to toilet facility 1, Kitchenette and Second Office and in turn further toilet facility 2

TOILET FACILITY 1

Comprising wash hand basin, close coupled Wc, window to front and double panelled radiator

KITCHENETTE AREA

Small but useful area with one and half bowl single drainer sink unit with work top, window to front

SECOND OFFICE AREA

10'8" x 8'1" (3.27m x 2.48m)
Having window to rear, double panelled radiator and panelled door to Toilet Facility 2

TOILET FACILITY 2

Comprising Wc and hand basin, single panelled radiator

BROADBAND CHARGE

Broadband is provided by the Preservation Trust at c. £45pcm if required

AGENT NOTE

The Rothwell preservation trust and council may require occasional evening use for access to toilet facility 2, yet can be secured and locked away from main office



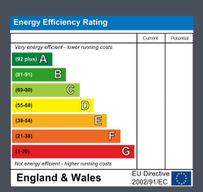


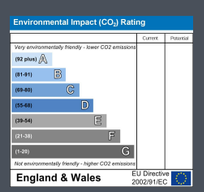






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