



We have available to let on 6 to 12 month terms, a lock up garage with secure gated access. The garage is of traditional construction with up and over door and is suitable for the storage of a motor vehicle or other non-perishable and non-flammable items. Garage measures approximately 16'4" x 8'11" (4.97m x 2.71m)

**£95 pcm**

Available August 2018

Rental £95 Per calendar month

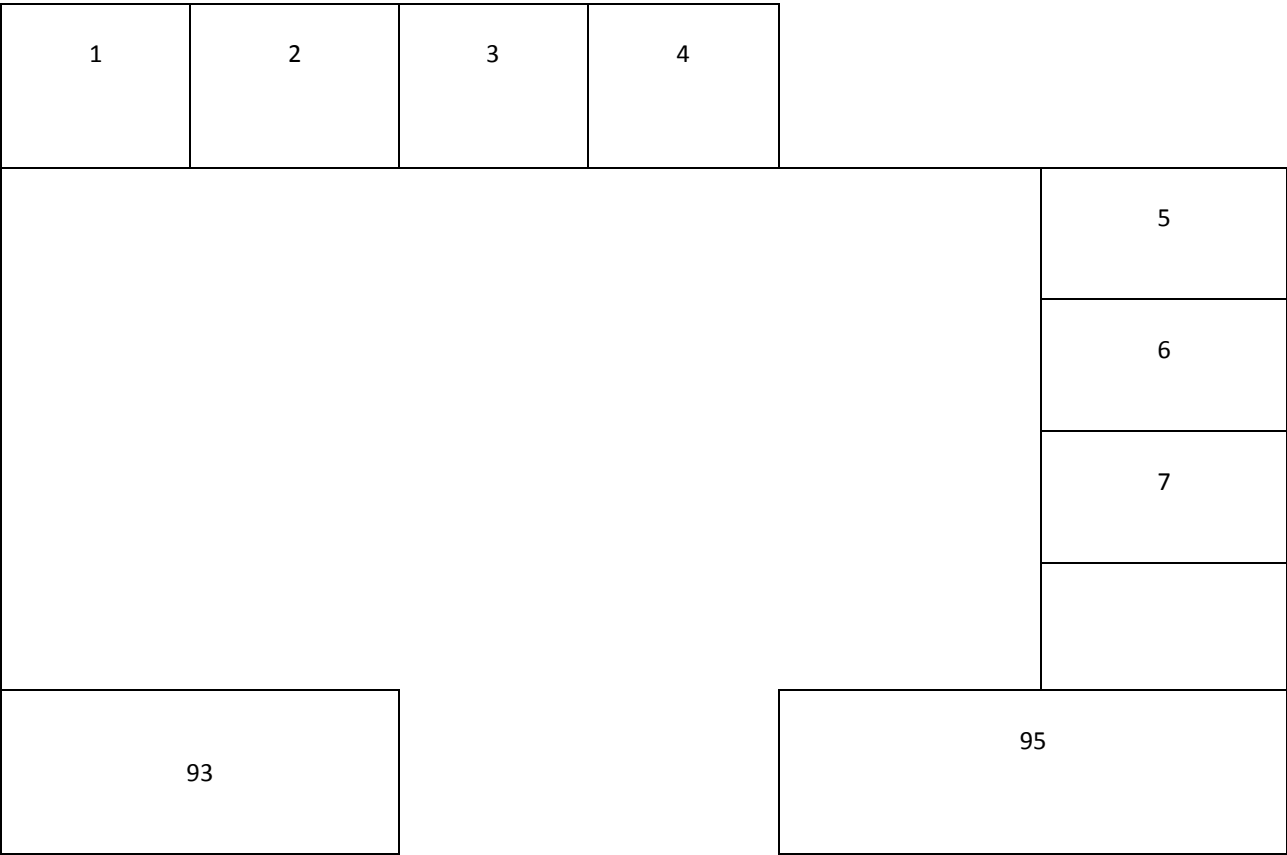
Refundable Deposit £95

Viewing If you would like to view this property please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Directions From Station Parade in Harrogate town centre turn left over Station Bridge. At the roundabout in front of The Odeon take the first left into East Parade. Continue to the fork in the road and follow the road right continuing along East Parade. The property is situated on the left hand side.

Brief Terms

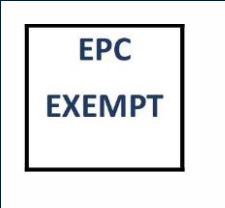
- 1. References will be obtained using a Credit Reference agency.
- 2. Tenant to share the tenancy set up costs with the Landlord for which there will be a fee of £75.00 inc. VAT. Additional reference requirements to be charged extra.
- 3. If a tenancy renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
- 4. The property will be withdrawn from the market as soon as an application form is accepted, pending receipt of references.
- 5. This property will be managed by Feather Smailes Scales LLP.



East Parade

Sketch for info only – not to scale

**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, 3. **Regulation etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4: **VAT:** The VAT position relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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