



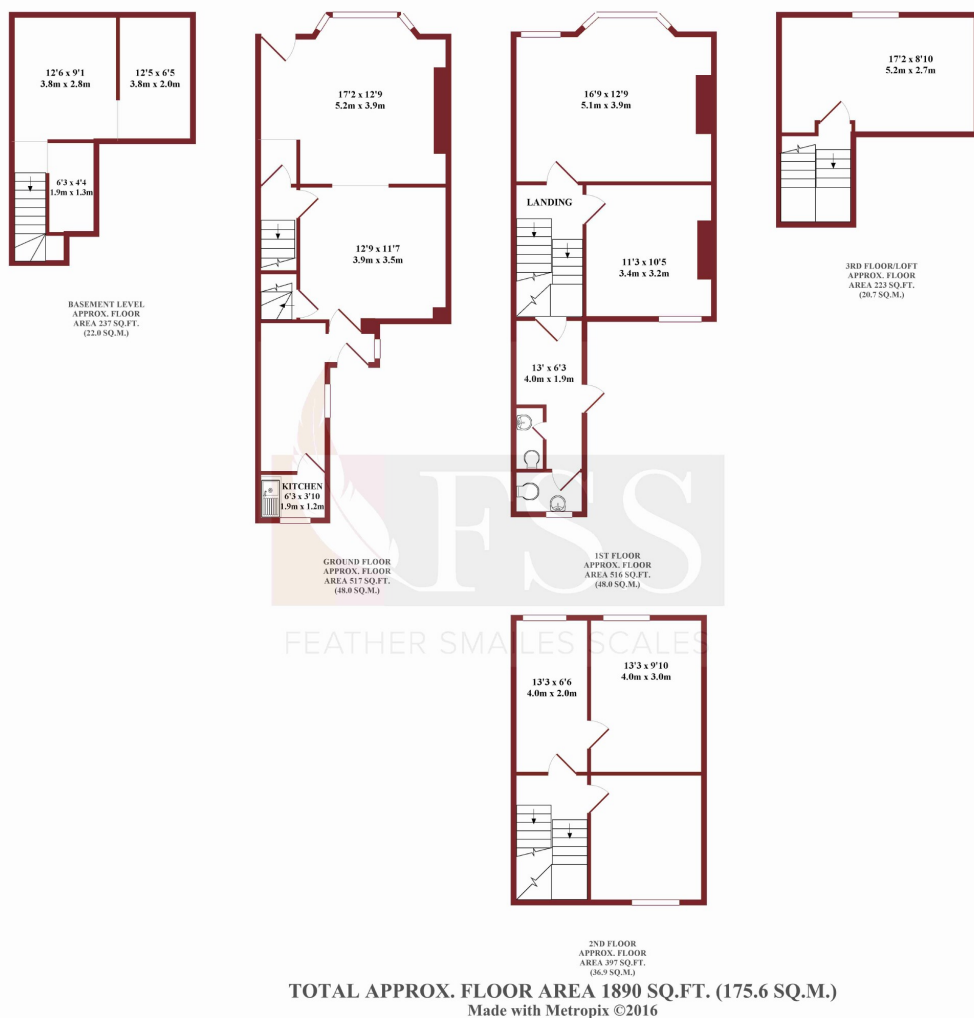
APPROXIMATELY 1402 SQ FT

Description

Internally the office suite has been decorated neutrally and would suit those looking for immediate occupation. The layout of the office can be seen in the floorplan overleaf, however the premises benefits from both basement and third floor loft storage as well as a large number of office rooms. Further benefits include gas central heating throughout and a large reception area to the ground floor.

PROMINENT OFFICE

£14,375
Per annum



Location and Directions

At Bond End turn right onto Knaresborough High Street, after the bus station continue straight onto York Place, the property can then be seen on the right hand side.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rateable Value

Rateable Value: £9,900

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

All mains services are connected to the property.

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