



APPROXIMATELY 330 SQ FT

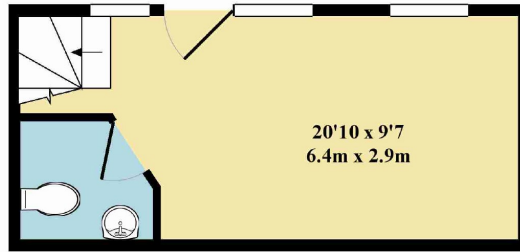
Description

A rare opportunity to rent an attractive self contained former coach house building which has been converted into a grade A office spanning over 2 floors. The ground floor offers an open plan office space with 168 square feet of accommodation. The ground floor also benefits from WC and kitchenette facilities.

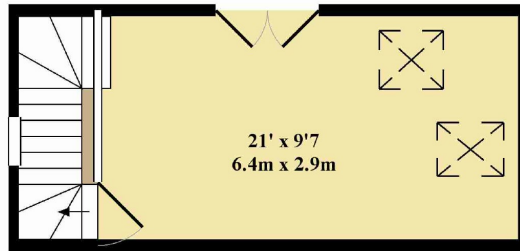
The first floor offers a further open plan office spanning 162 square feet. The property includes plaster and painted walls as well as carpet throughout. A further benefit is an air conditioning/blower unit fitted to both ground and first floors.

Self Contained Office

£7,900
Per annum



GROUND FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From the Royal Hall turn right onto Cheltenham Crescent and turn left onto Cheltenham Mount, after approximately 100 yards turn right onto Mount Parade and just before the Cheltenham Parade junction turn right onto Back Granville Road where the property is on the right hand side.

Tenure

Leasehold. The property is available by way of an assignment of the existing lease from July 2016, for a period of

5 years.

Rateable Value

Rateable Value: TBC

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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01423 501 211

www.fssproperty.co.uk

info@fssproperty.co.uk

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE