



APPROXIMATELY 473 SQ FT

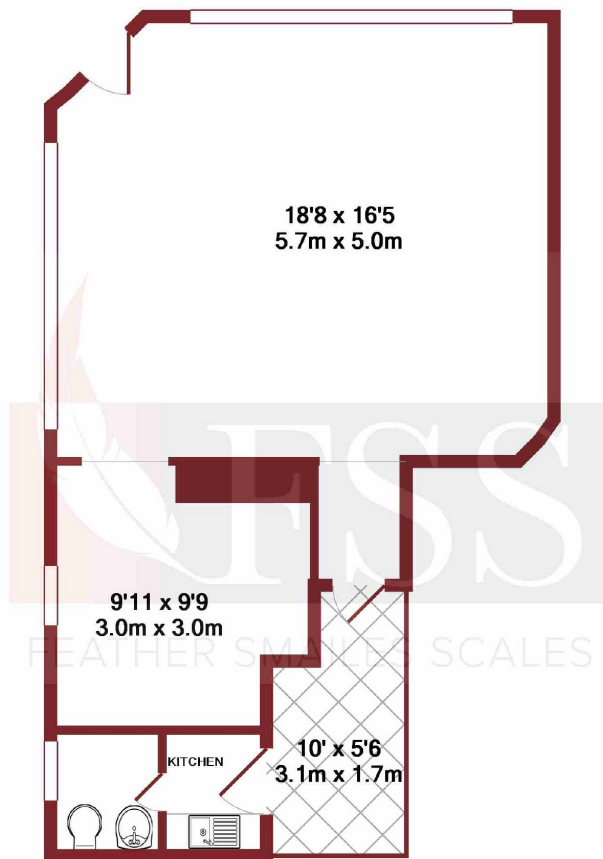
### Description

An opportunity to lease a large retail unit located on the High Street in Starbeck with a prominent frontage. Internally the property has been left in a neutral condition with plaster painted walls and carpet throughout. The space currently offers an open plan sales floor with an office/storage space to the rear. Benefits include both WC and kitchenette facilities.

The property offers a rare double frontage onto the High Street and is located on the corner facing Starbeck railway crossing offering an excellent street presence. An early viewing would be strongly recommended to any party looking for a prominent retail premises on Starbeck High Street.

**DOUBLE-FRONTED RETAIL  
UNIT**

**£11,500**  
Per annum



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)  
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## Location

The subject premises is located in a prominent position on Starbeck High Street, in close proximity to the train Station/ railway line. Other local occupiers include The Stove Gallery, Staiano Motorcycles and KFC among others. The location of the unit allows for excellent Road links both into Harrogate Town Centre and beyond.

## Tenure

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

negotiated.

## Rateable Value

Rateable Value: £9,400

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.

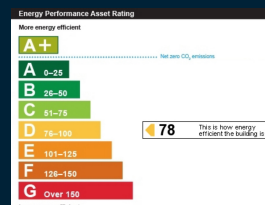
## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211

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