



APPROXIMATELY 2681 SQ FT

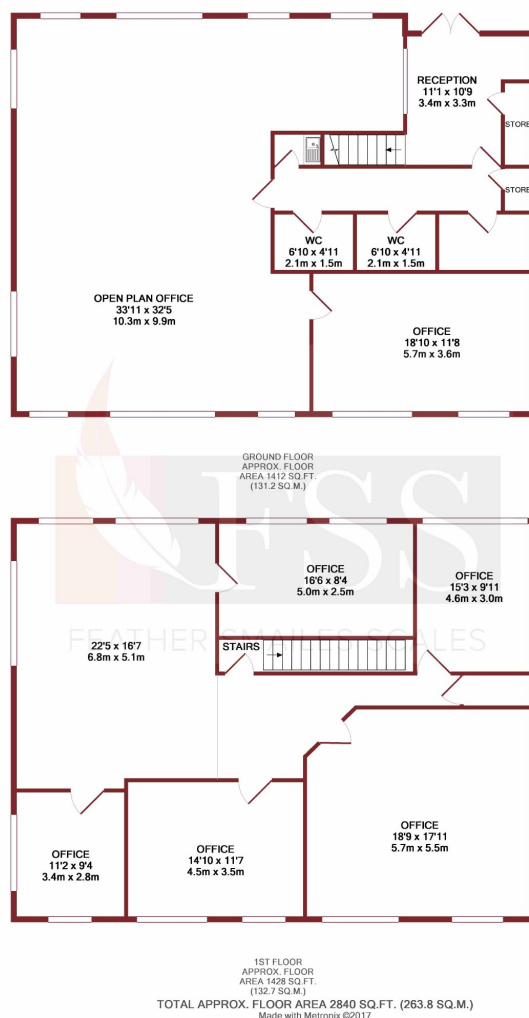
Description

A rare opportunity to purchase a large semi-detached office located on Harrogate Business Centre off Wetherby Road. The property is based over 2 floors offering a good mix of open plan and smaller space. The ground floor benefits from both WC and kitchenette facilities as well as a large open plan office. The first floor is more divided with 6 good sized offices which could be altered to accommodate alternative needs.

The property is in need of a cosmetic refurbishment and could be left as is or cleared prior to completion. The office offers an ideal investment opportunity but would also suit an owner occupier. The property benefits from gas central heating throughout and externally offers 11 dedicated car parking spaces.

OFFICE - FOR SALE

£525,000



Location

The premises are located on Harrogate Business Park located just off Wetherby Road on the South side of Harrogate. From the centre of Harrogate head out of town on Wetherby Road, after passing Sainsbury's on the right, turn left onto Forest Lane and left again onto Freemans Way.

Tenure

The property is available to purchase freehold with vacant possession.

Rateable Value

Rateable Value: TBC
Uniform Business Rate for 2016/17 £0.497.

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.

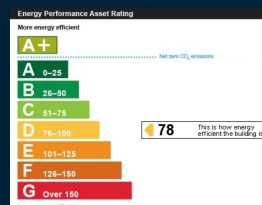
Viewing

Strictly by appointment with the agent Tel: 01423 501211

Services

All mains services are connected to the property.

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