



APPROXIMATELY 357 SQ FT

Description

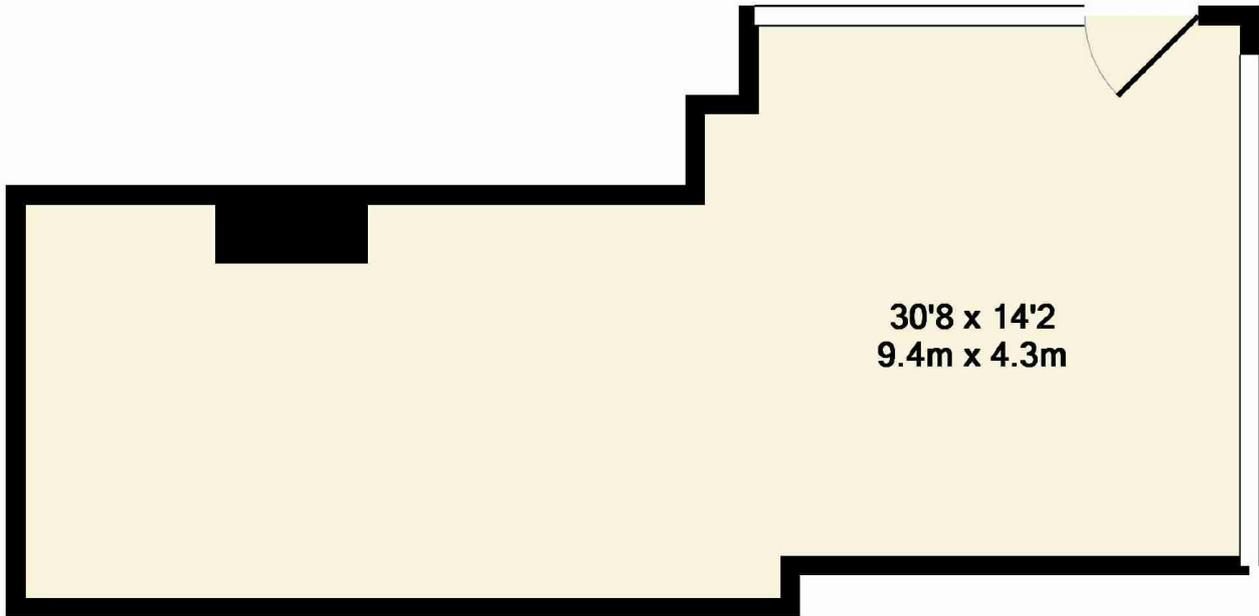
Unit 7 - A double fronted unit extending to approximately 357 sq ft, located within the Castle Courtyard Shopping Centre, in the centre of Knaresborough a historic market town.

Castle Courtyard is a covered shopping centre, with frontages to both Knaresborough Market Place and Castlegate. It benefits from two glass atriums, automatic doors and shared toilet and kitchen facilities.

Other occupiers within the centre include Subway, XS Tanning & Supplements, the Trading Post and Cafe Di Lucca to name but a few.

**GROUND FLOOR RETAIL
UNIT**

£9,000
Per annum



TOTAL APPROX. FLOOR AREA 357 SQ.FT. (33.2 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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Location and Directions

Located in the heart of Knaresborough the Courtyard is accessed just off the Market Place.

Tenure

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

Rateable Value

Rateable Value: £8,600
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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