



APPROXIMATELY 584 SQ FT

Description

The subject premises offer a ground floor retail unit on the prominent Kings Road. The unit is largely open plan with a large double frontage with a central entrance door. The premises has recently been refurbished throughout benefitting from a neutral decor, lino flooring as well as strip lighting throughout. The unit is currently being used on a temporary basis for food preparation

The premises comprises 2 open plan retail areas both of a good size and split by a partition wall. Further benefits include kitchen and WC facilities to the rear as well as a good sized storage room. The premises would suit a number of different uses from a sandwich shop to a retail outlet.

GROUND FLOOR RETAIL

£13,000
Per annum



TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 SQ.M.)
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Location and Directions

The property occupies a prominent situation on the popular Kings Road area of Harrogate where neighbouring occupiers include Sainsburys Local, Majestic Interiors, Bet Fred and other retailers.

Tenure

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

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Rateable Value

Rateable Value: £5,200

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

Costs

Unless expressly stated all parties will be responsible for their own legal costs in 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.

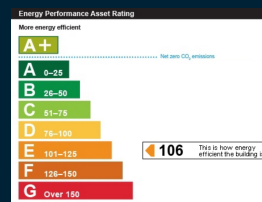
Services

All mains services are connected to the property.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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