



APPROXIMATELY 650 SQ FT

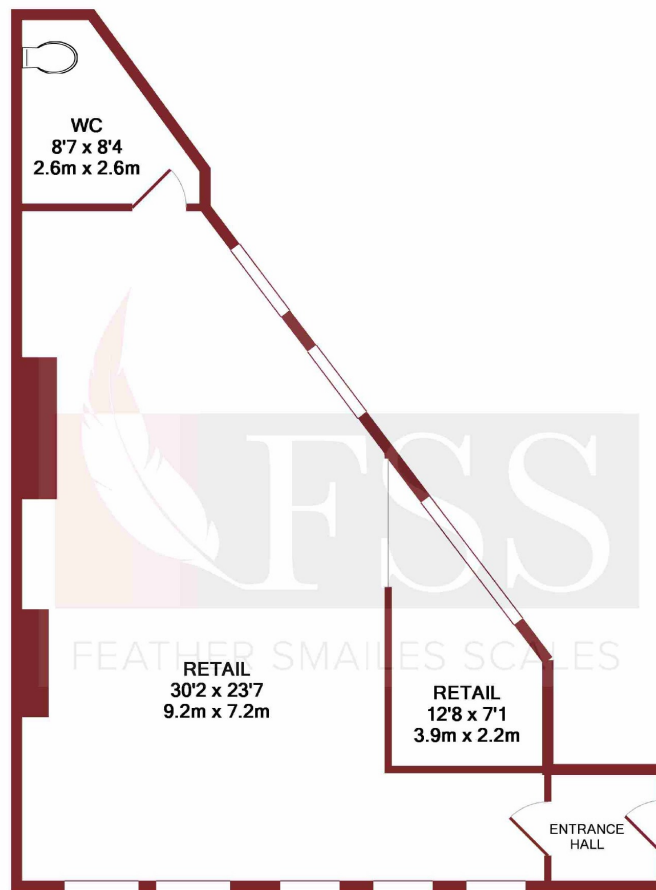
## Description

An opportunity to lease a large ground floor shop/office formerly a bank but more recently having been occupied by a loan company. The premises are located on the corner between Skipton Road and Kings Road and benefits from prominent frontage facing both roads.

Internally the premises benefits from a predominantly open plan layout with a separate office and WC facility. The property could be modified to suit a number of different uses both retail and office.

**GROUND FLOOR RETAIL/  
OFFICE**

**£13,500**  
Per annum



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)  
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## Location

The property is situated in a highly visible location at the junction of Kings Road and Skipton Road, approximately 1 mile out of Harrogate Town Centre.

## 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: £10,000  
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 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.

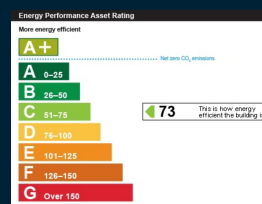
## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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