



APPROXIMATELY 484 SQ FT

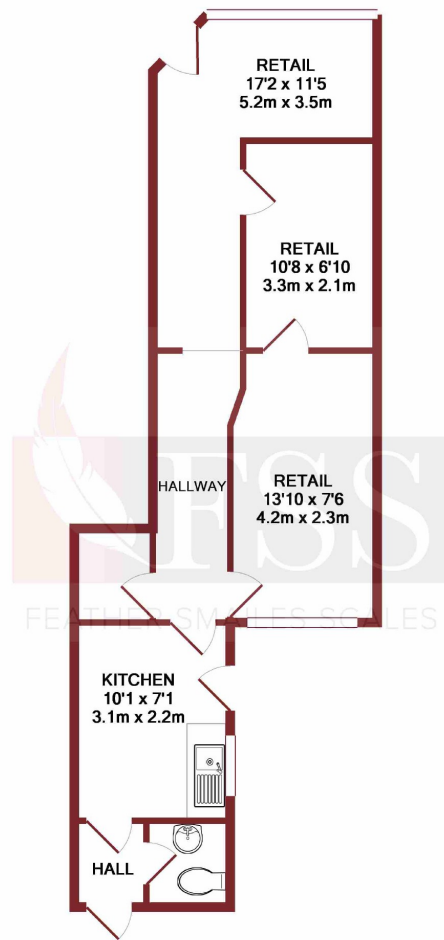
## Description

An opportunity to lease a ground floor retail unit currently occupied by Chinese Complementary Therapy clinic. The neutrally decorated unit is currently partitioned to form a reception area and 2 dedicated treatment rooms, although this could be modified to form a largely open plan space if required. Benefits of the property include strip lighting, wooden flooring, gas central heating and separate kitchen and WC facilities.

The property occupies a prominent position on the popular Kings Road area of Harrogate where neighbouring occupiers include Sainsburys Local, Majestic Interiors, Betfred and Mandies hair and beauty among others.

**GROUND FLOOR RETAIL  
UNIT**

**£10,500**  
Per annum



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)  
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## Location and Directions

The property occupies a prominent position on the popular Kings Road area of Harrogate where neighbouring occupiers include Sainsburys Local, Majestic Interiors, Betfred and Mandies hair and beauty among others.

## Tenure

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

## Services

All mains services are connected to the property.

## Rateable Value

Rateable Value: £5,500

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.

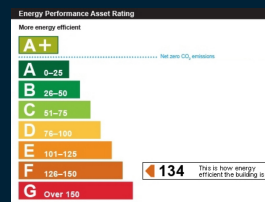
## Planning

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.

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