



APPROXIMATELY 1905 SQ FT

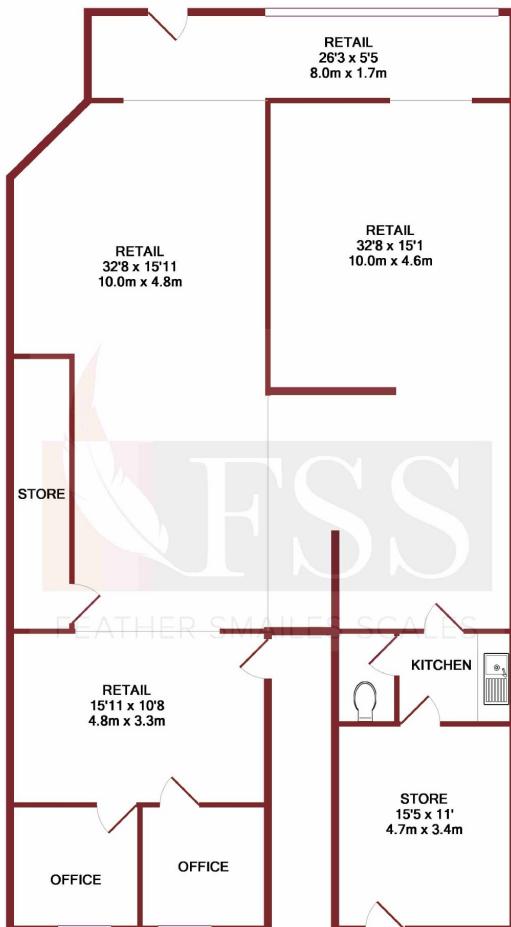
### Description

An opportunity to lease an extensive retail unit offering approximately 1,900 sq ft of space on the ground floor of a three storey stone built property comprising of mixed commercial and residential elements formed under a pitched slate roof.

Internally, the premises are currently partitioned into sections having previously been used as a kitchen showroom, however these could be removed leaving what would be a predominantly open plan sales area. The premises benefit from rear storage areas as well as kitchenette and WC facilities.

**GROUND FLOOR RETAIL  
UNIT**

**£19,500  
Per annum**



TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 SQ.M.)  
Made with Metropix ©2018

## Location

The property is located in Harrogate, approximately 15 miles north of Leeds and 25 miles west of York. Access to the property is via the A59, one mile north of Harrogate town centre. The property is located on a corner position fronting the A59 and is surrounded by mixed residential and commercial uses.

## Tenure

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

## Rateable Value

Rateable Value: £18,250  
Uniform Business Rate for 2017/18 £0.479.

## 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.

## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smalley Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalley Scales nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4: **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. Feather Smalley & Scales is a limited liability registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501 211

[www.fssproperty.co.uk](http://www.fssproperty.co.uk)

[info@fssproperty.co.uk](mailto:info@fssproperty.co.uk)

8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE