



APPROXIMATELY 353 SQ FT

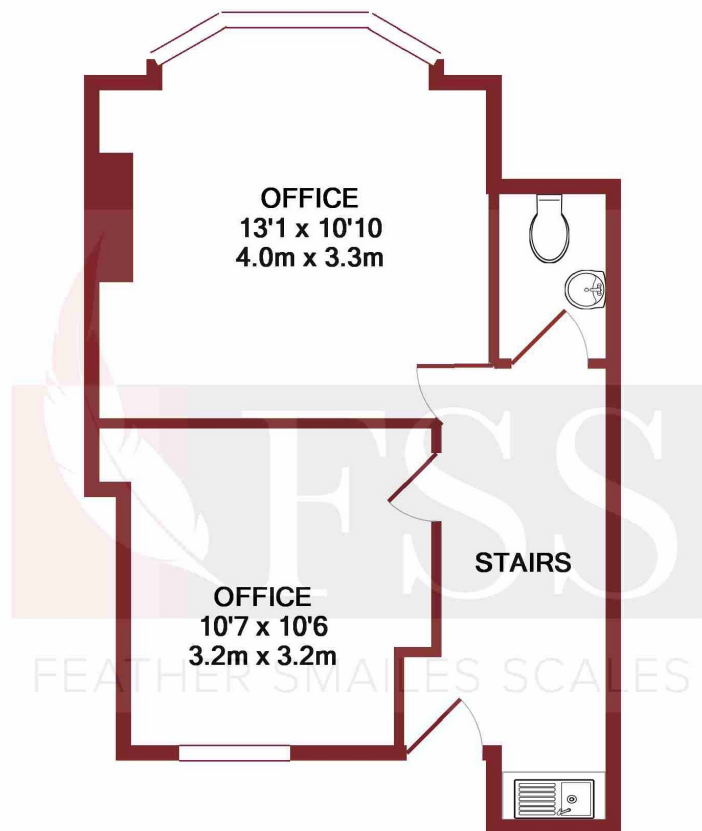
## Description

An opportunity to lease an office suite located on the lower ground floor of a mid-terrace office parade close to Harrogate Town Centre. The property is located on Raglan Street which is just off Princes Square, a renowned professional office location with occupiers including estate agents, solicitors and architects among others.

The upper floors of the premises are occupied by Farrar English & Co financial advisers and access will be shared from the ground floor. Internally the premises include the entire lower ground floor offering 2 good sized offices as well as benefitting from its own dedicated WC and kitchenette. The premises are available on an all inclusive basis to include all utilities, however excluding Internet and business rates.

**LOWER GROUND FLOOR  
OFFICE**

**£7,000**  
Per annum



TOTAL APPROX. FLOOR AREA 353 SQ.FT. (32.8 SQ.M.)  
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## Location and Directions

The premises are located in Harrogate Town Centre in an area widely known as the professional quarter of Harrogate. Raglan Street can be accessed from Princes Square and Station parade.

## Tenure

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

## Rateable Value

Rateable Value: TBC  
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.

## Services

All mains services are connected to the property.

## 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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