



APPROXIMATELY 1225 SQ FT

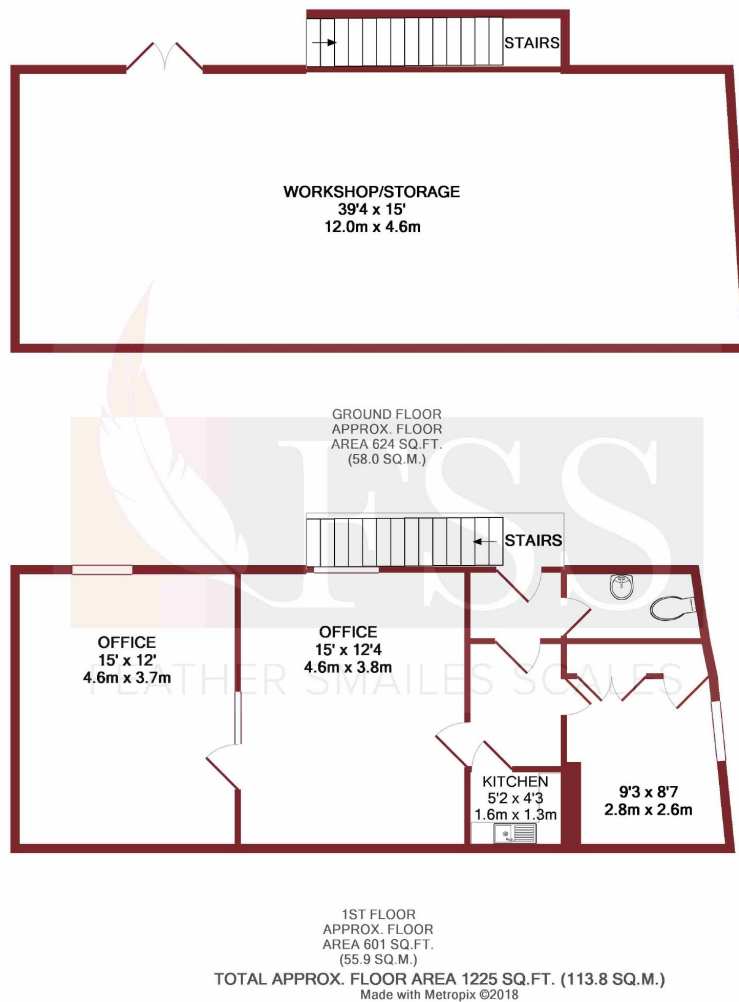
Description

A rare opportunity to purchase a detached commercial workshop/office located close to the New Park roundabout and just off Skipton Road. The premises offer sizeable space over 2 floors, with the ground floor offering an open plan workshop space with double door entry. The first floor is fully fitted out as an office and benefits from WC and kitchen facilities.

The building occupies a good sized plot which includes a secure gated yard as well as a garage/store. The property is currently occupied by a light installation company and would suit similar commercial uses as well as offering residential potential (subject to planning). AN EARLY VIEWING IS STRONGLY RECOMMENDED.

**COMMERCIAL OFFICE/
WORKSHOP**

£265,000



Location

The premises are located on the North side of Harrogate just off Skipton Road. From New Park Roundabout, head up Skipton Road and take the second left hand turn onto New Park Row,

Tenure

Freehold. The property is or sale freehold with vacant possession on completion.

Services

All mains services are connected to the property.

Rateable Value

Rateable Value: £7,300

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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01423 501 211

www.fssproperty.co.uk

info@fssproperty.co.uk

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE