



APPROXIMATELY 834 SQ FT

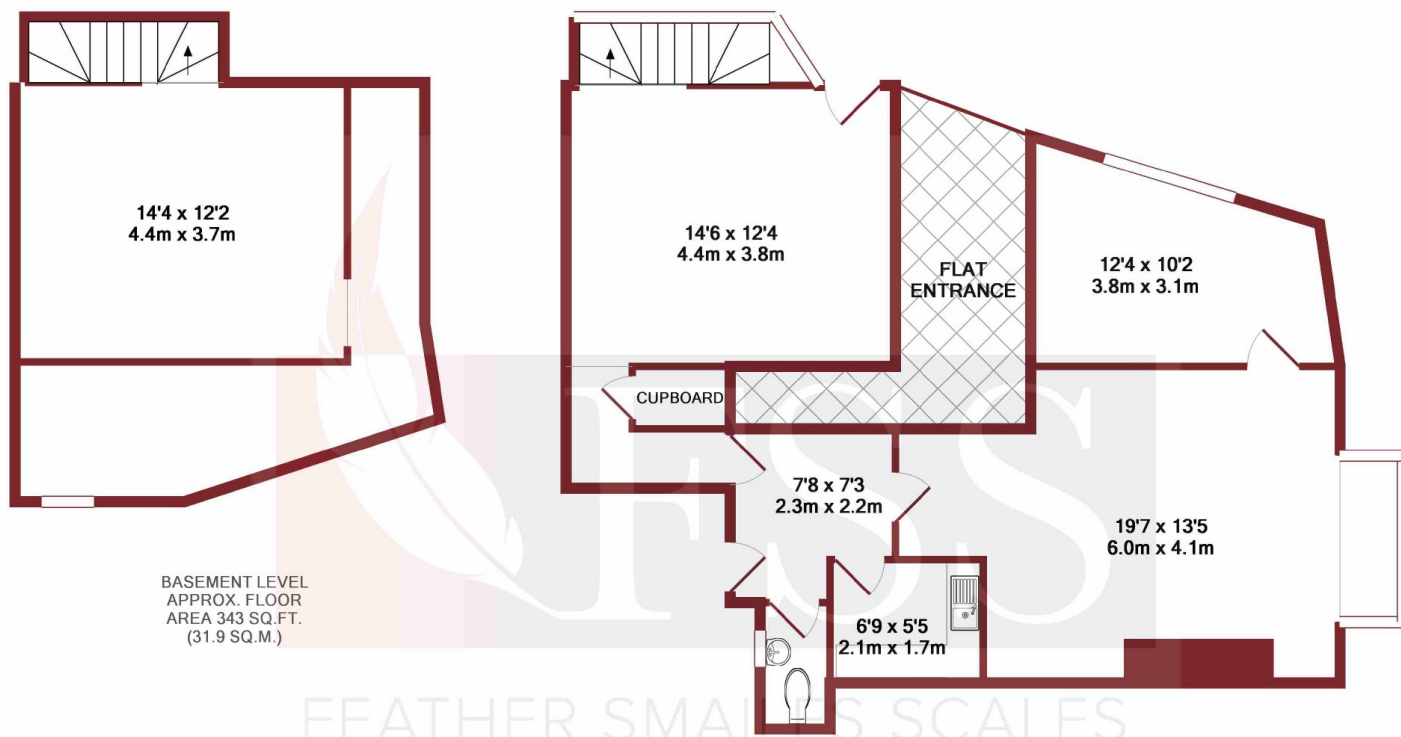
Description

The property comprises a well specified office with its own dedicated entrance, arranged over ground and lower ground floors and decorated in a contemporary style throughout. Specification is to include newly carpeted floors, painted walls and ceilings, Fluorescent strip lighting, network cabling and gas central heating.

The premises offer the benefit of a sizeable office space located close to Harrogate Town Centre. Added benefits include WC and kitchenette facilities as well as a rear yard and a large basement space.

**GROUND/LOWER GROUND
OFFICE**

£9,000
Per annum



Location and Directions

The property is located on Mayfield Grove, close to its junction with Bower Road in walking distance of the busy Harrogate town centre. It is Within close proximity to the nearby bus and railway stations and local amenities.

Tenure

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

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.

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.

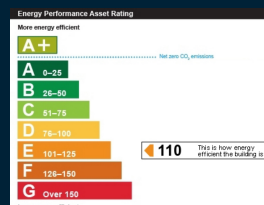
Planning

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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