

First & Second Floor Offices
33 Swan Road
Harrogate, HG1 2SA



**UPPER FLOOR OFFICE
ACCOMMODATION AVAILABLE
ON A MINIMUM 2 YEAR TERM**

Rent £15,000 PA

Description

An opportunity to lease office accommodation arranged over first and second floor of this substantial, characterful building situated in the popular area of Low Harrogate.

Over the years the premises has been beautifully decorated and maintained throughout in accordance with past and current tenants' requirements. The occupier will also have use of the kitchen and storage facilities on the third floor of the building.

The offices benefit from their own dedicated entrance from the ground floor and offer a mix of large and smaller office rooms.

The property is available to lease for a minimum of 2 years.

Location

The premises occupy a prominent position on Swan Road; an area of Harrogate town centre associated with fine art and niche retailing. The premises are close to main retailing pitches in Harrogate, and a number of further amenities are also easily accessible to destinations further afield.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: 1st fl £9,300, 2nd fl LHS £2,175, 2nd fl rear & 3rd fl £2,400 & 2nd fl RHS £2,600.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is no VAT payable.

Legal 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

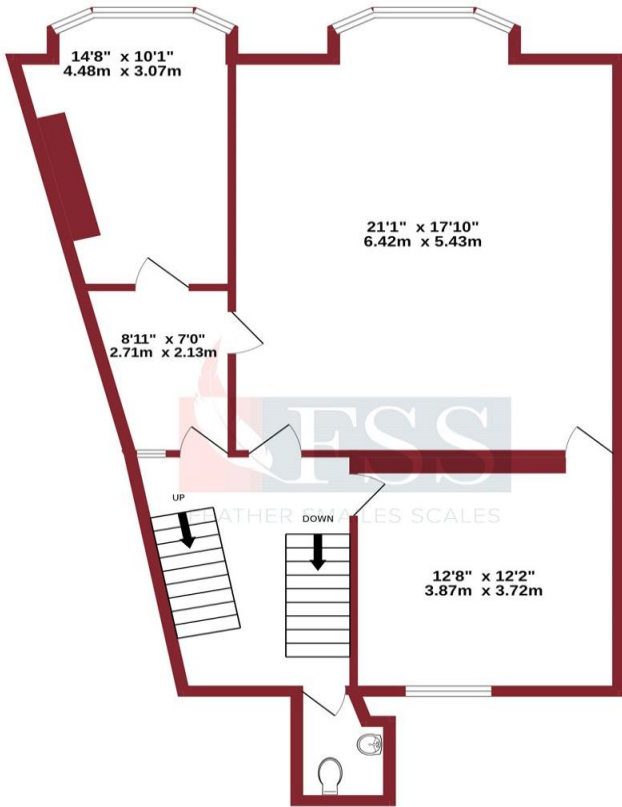
All mains' services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

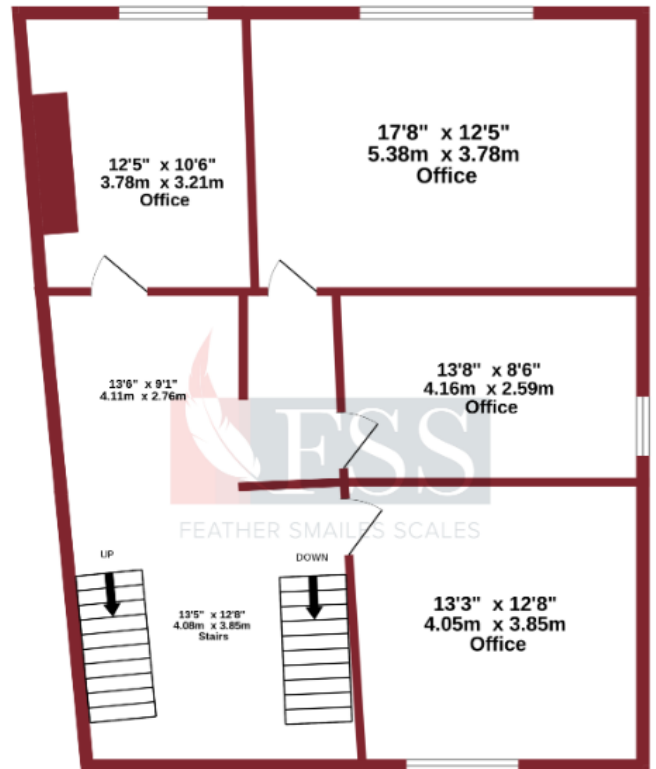


FIRST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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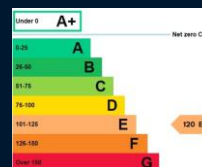
SECOND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.
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