

Ground floor shop,
26 Mayfield Grove,
Harrogate, HG1 5HB



**GROUND FLOOR RETAIL
PREMISES WITH PARKING**

Rent £7,000 PA

Description

The premises comprises of a ground floor commercial unit with a prominent frontage onto Mayfield Grove.

The unit is suitable to a variety of occupiers, with its own dedicated entrance, open plan main retail room with large window and additional retail/office rooms.

The property benefits further from both Kitchen and WC facilities to the rear of the property.

There is also dedicated parking space to the front of the property, included in the rental.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: £6,400.

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

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 with the exception of gas central heating.

VAT

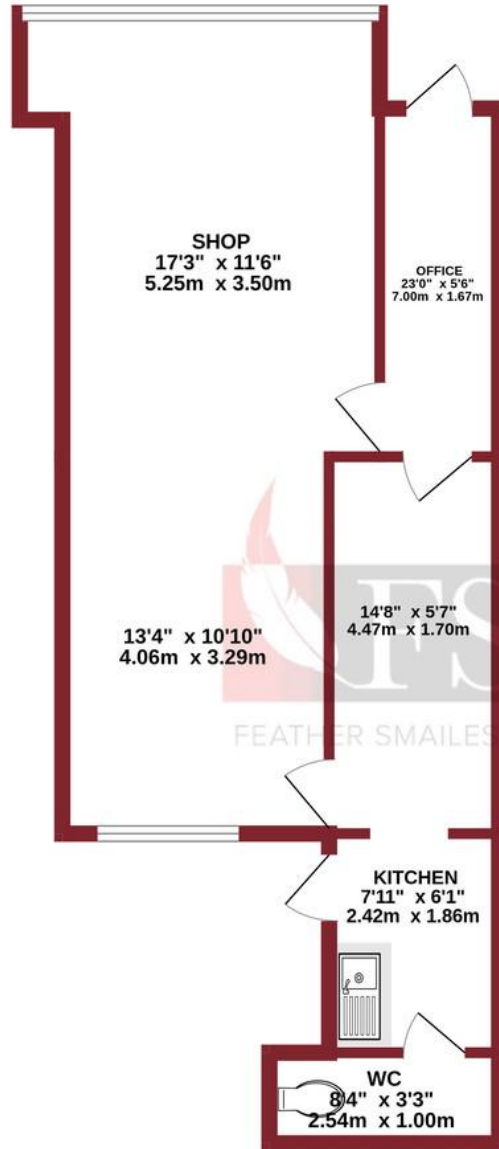
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

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



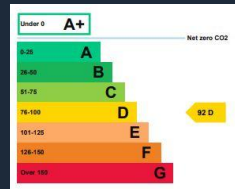
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
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