



**COMMERCIAL UNIT ARRANGED
OVER GROUND FLOOR AND
BASEMENT**

£32,000 PA

Description

The property comprises a prominent town centre commercial unit arranged over ground floor and basement, occupying a highly visible position on one of Harrogate's most established and sought-after trading parades.

The ground floor provides a largely open plan retail/trading area, currently configured as a hair salon and occupied by Westrow Hair, who have traded successfully from the premises for approximately 20 years. The layout lends itself well to a variety of alternative uses, subject to the necessary consents, benefiting from an attractive frontage and excellent natural light.

The basement offers valuable ancillary accommodation including generous storage areas together with kitchen and WC facilities, providing practical support space for a wide range of occupiers.

Internally, the property is finished to a good standard and includes wood-effect flooring, air conditioning, and neutral décor throughout, allowing incoming occupiers to trade with minimal fit-out costs.

The property is available on a new lease, with vacant possession to be provided by agreement, as the current tenant will vacate upon securing a new occupier.

Terms

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

Rateable Value

Rateable Value: £20,500

Uniform Business Rate for 2025/26: 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

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

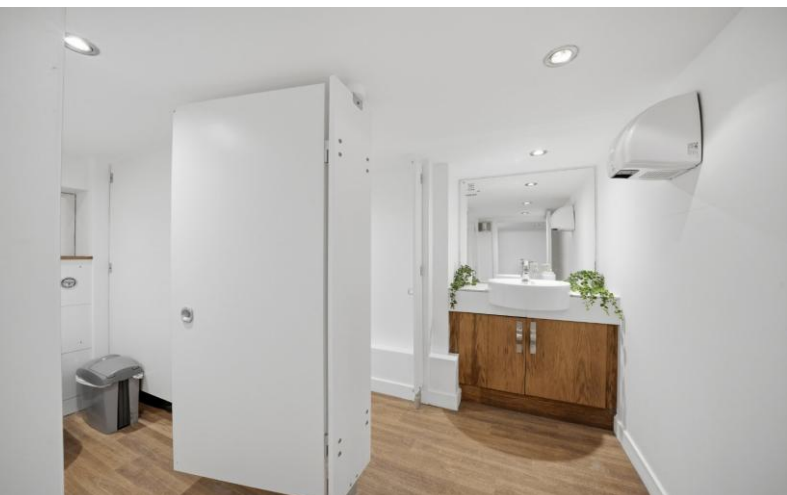
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

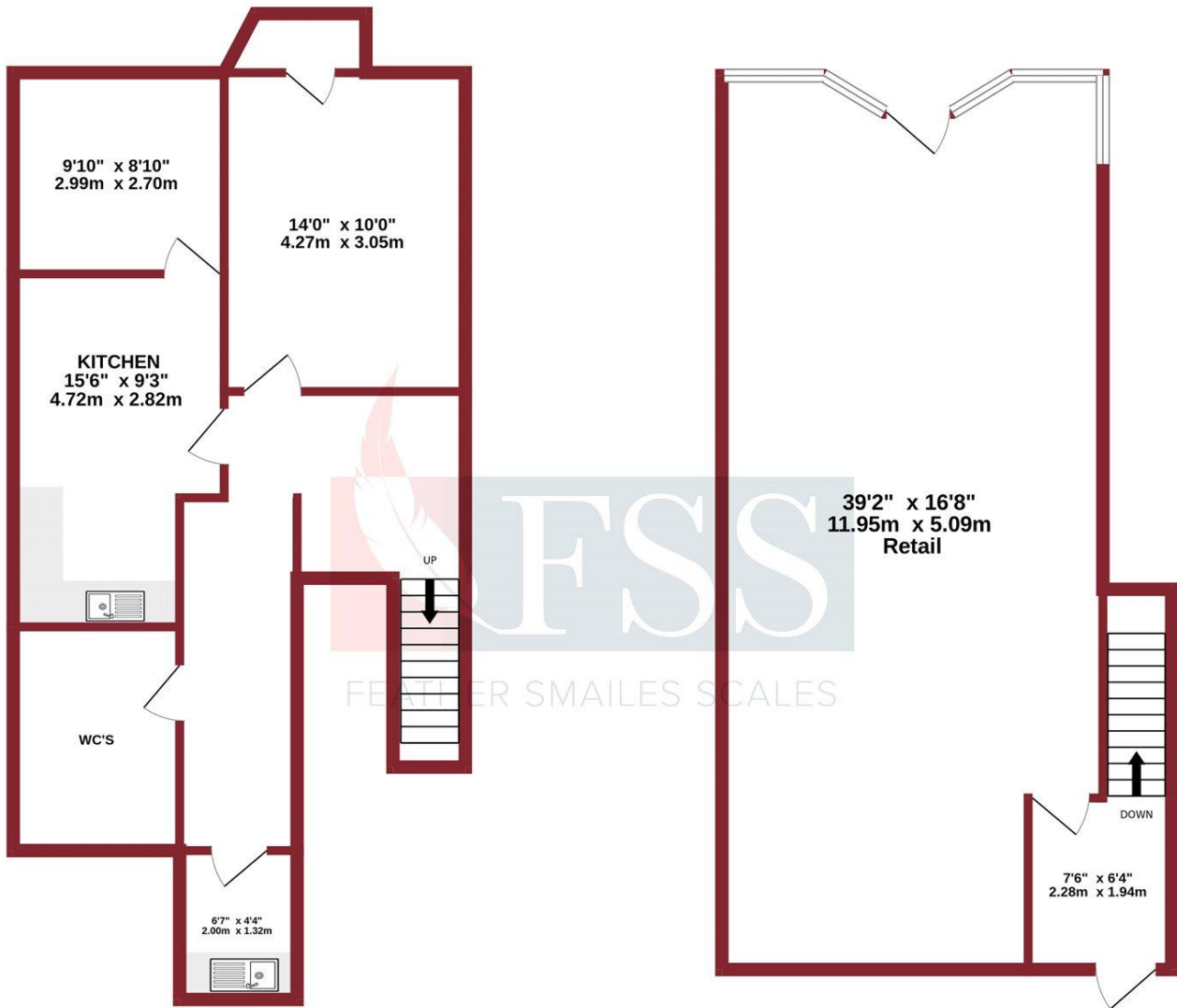
Viewing

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



BASEMENT
662 sq.ft. (61.5 sq.m.) approx.

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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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TBC

01423 229713
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street
Harrogate
North Yorkshire
HG1 1LE

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