

Second floor office at  
20 Bower Road, Harrogate  
HG1 5BW



**SECOND FLOOR  
OFFICE ON AN ALL-  
INCLUSIVE BASIS**

**RENT £4,080 Per Annum**

## **Description**

20 Bower Road is a mid-terrace commercial building offering a number of small individual offices available to lease on an all-inclusive basis, to include utilities, internet and some furniture if required.

The property currently has 1 office remaining available on the second totalling 190 sq. ft as illustrated in the floorplan overleaf.

The office is available on a minimum 12-month initial term.

The property is located opposite Asda with the Town centre only a short walk away including the bus and train stations.

## **Terms**

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

## **Rateable Value**

Rateable Value: TBC.

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**

The rent is not subject to VAT.

## **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  
119 sq.ft. (11.1 sq.m.) approx.

SECOND FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



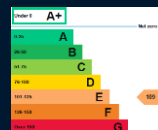
TOTAL FLOOR AREA : 309 sq.ft. (28.7 sq.m.) approx.

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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