

Suite 1 Regal Chambers,
22a Oxford Street, Harrogate
North Yorkshire, HG1 1PU



TOWN CENTRE OFFICE SUITE
1001 SQ FT

£11,250

Description

Suite 1 is fitted to a good standard throughout with the space benefitting from modern carpets throughout, neutral decor, LED panel lighting, UPVC windows and gas central heating. The suite also benefits from a dedicated kitchen and WC facility.

This particular suite is split into numerous office rooms of varying sizes as per floorplan, catering for private office and meeting room requirements.

Location

Positioned on the first floor of Regal Chambers, located on Oxford Street immediately in Harrogate town centre in a self contained suite of offices.

Terms

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

Rateable Value

Rateable Value: TBC.

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

There is no VAT payable.

Service Charge

There is a service charge payable of approximately. £2 per sq. ft to cover the buildings upkeep and maintenance.

Legal Costs

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

Planning

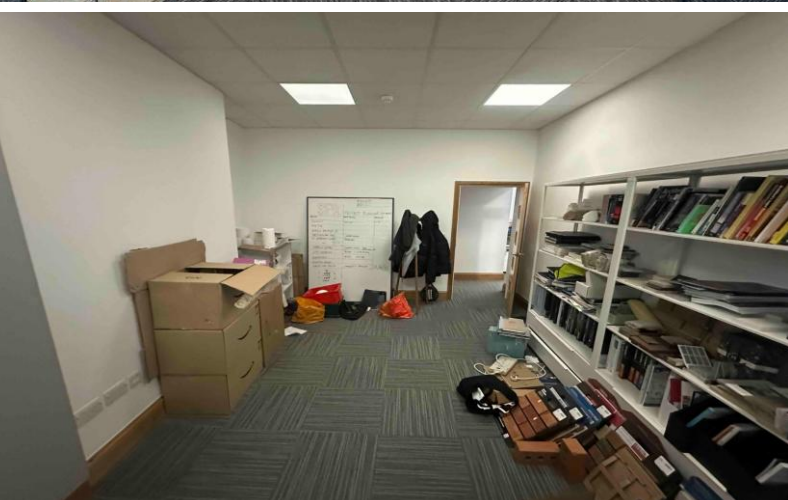
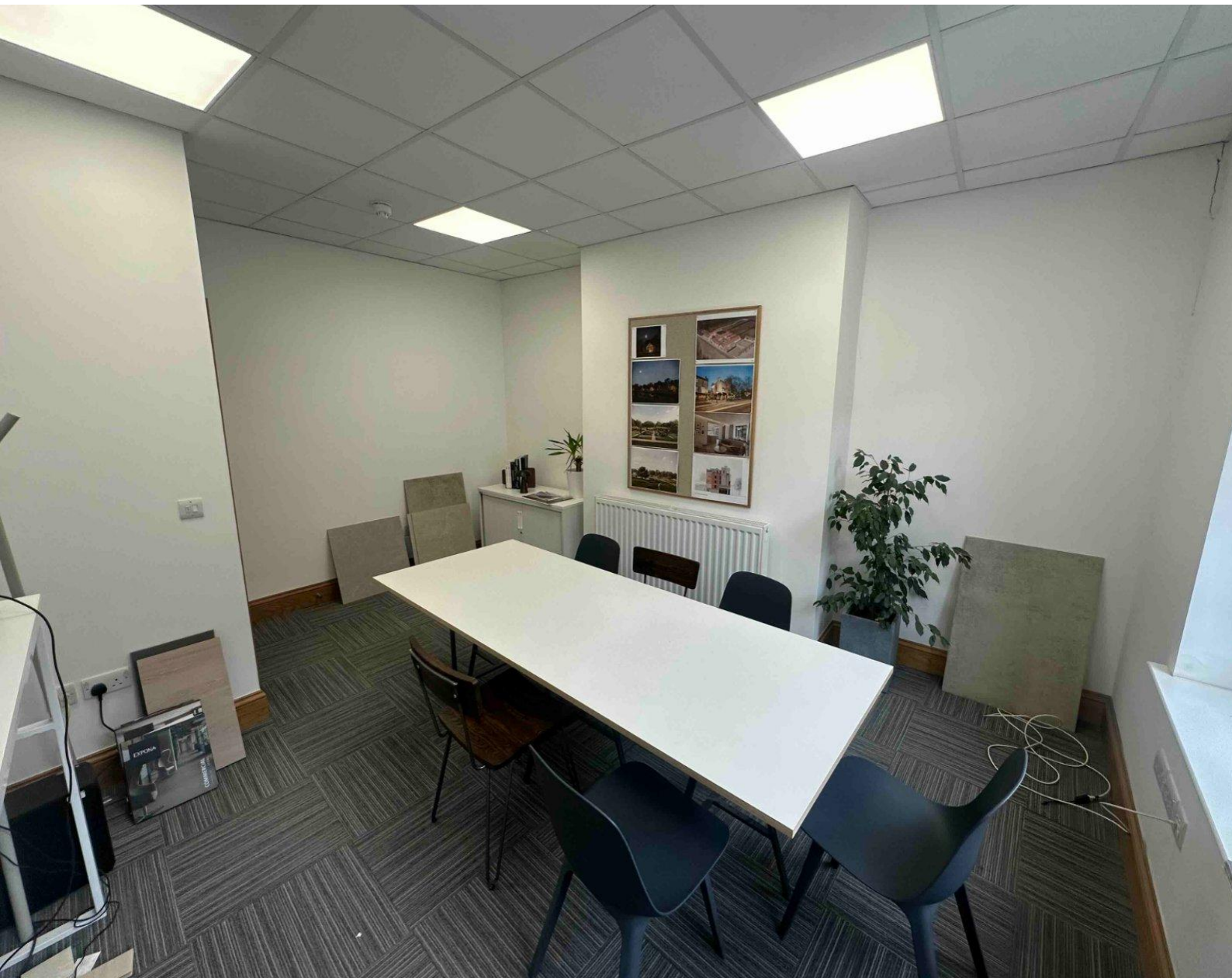
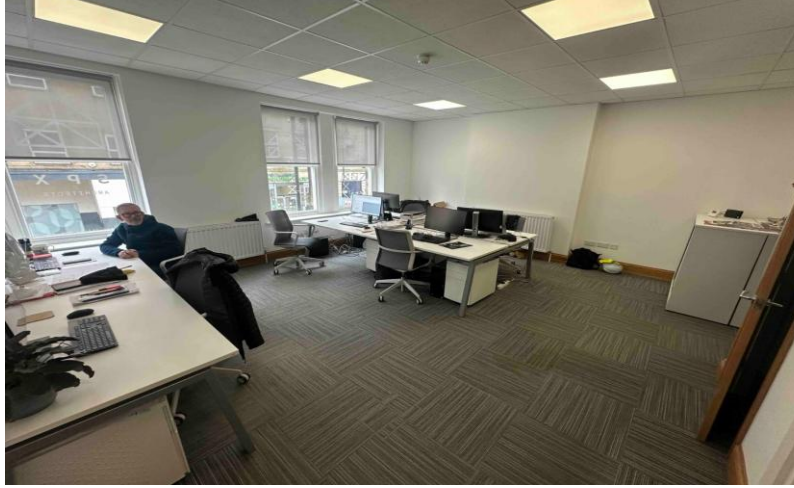
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

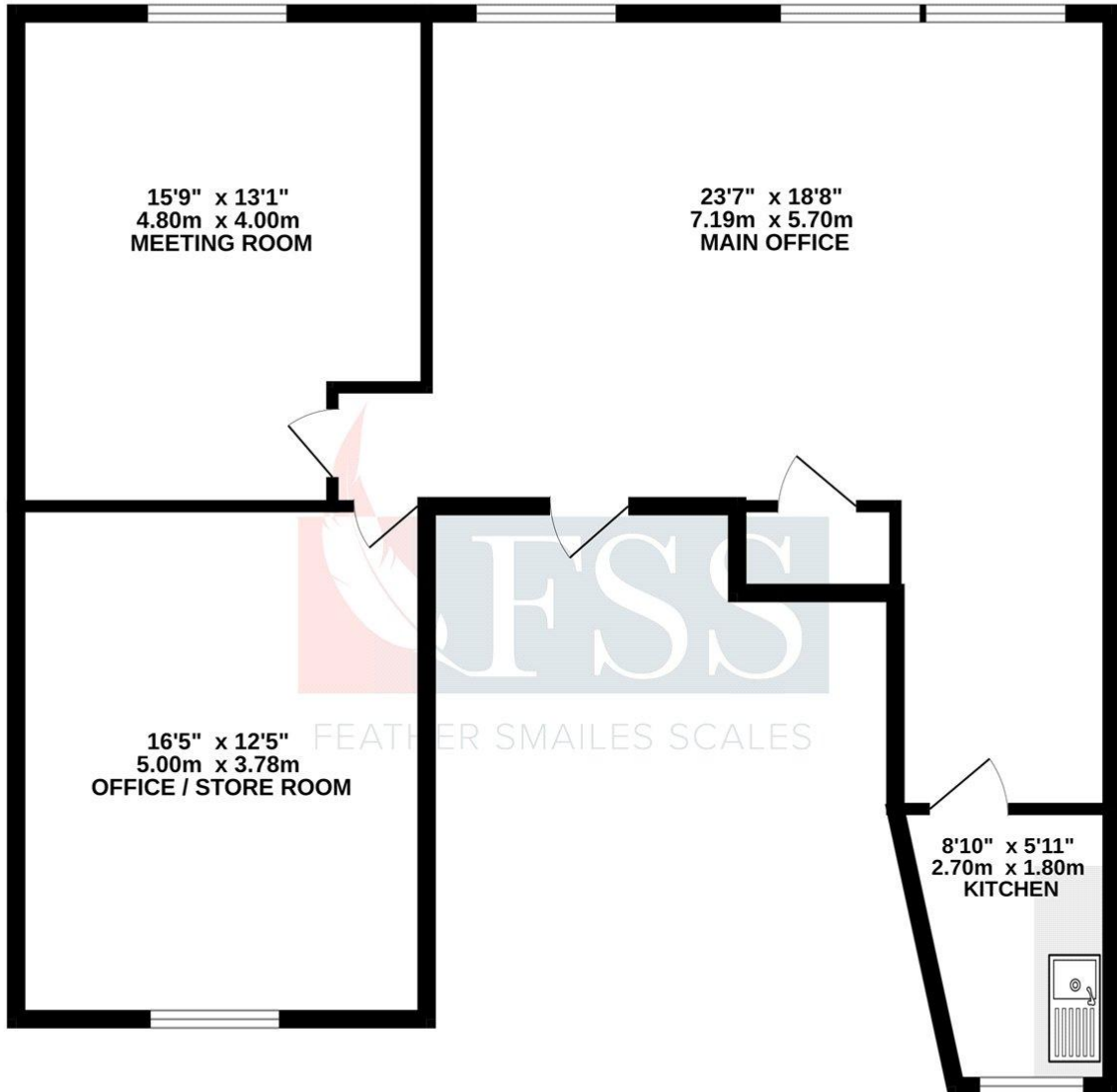
All mains services are connected to the property.

Viewing

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



FIRST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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