

Suite 2 Regal Chambers
22a Oxford Street
Harrogate, HG1 1PU



**MODERN OFFICE
SUITE WITH KITCHEN
& WC FACILITIES**

Rent £6,500 PA

Description

Suite 2 Regal Chambers consists of 4 main offices of modern condition throughout to include a mixture of carpets and hard flooring, LED lighting and gas central heating. The suite also has dedicated WC and kitchenette facilities.

This particular suite is 444 sq. ft approx. and is available to lease on new terms to be negotiated.

Located on Oxford Street immediately in Harrogate town centre and positioned to the rear of the first floor of Regal Chambers, a self-contained suite of offices.

Terms

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

Rateable Value

Rateable Value: £6,800.

Uniform Business Rate for 2025/26: £0.49.9.

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.

Service Charge

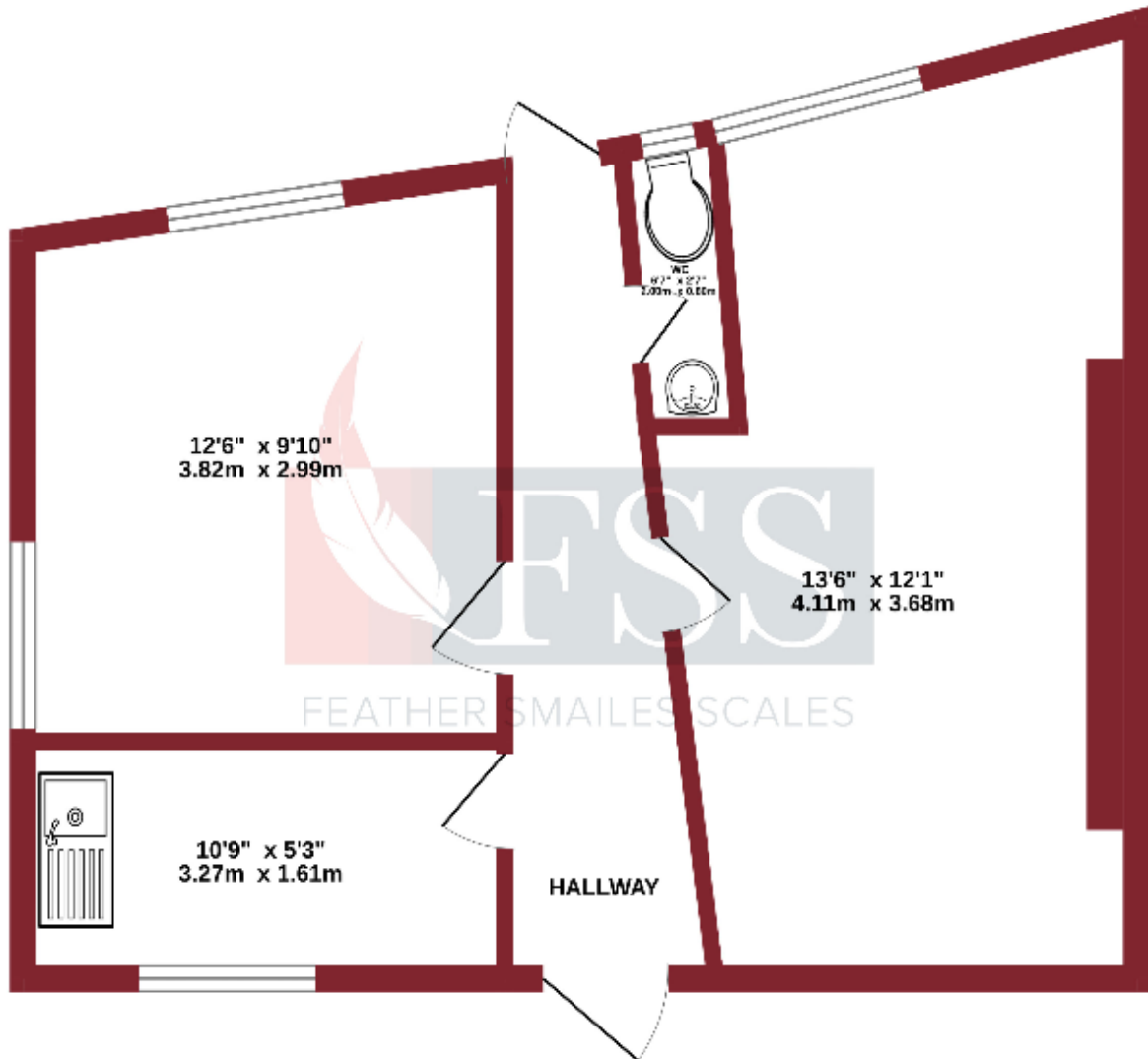
There is a service charge payable of approximately. £2 per sq. ft to cover the buildings upkeep and maintenance.

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
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) approx.

Our best view/agent has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, agents and agents names are not to be used and no guarantee is given in the eventuality of any error or omission. Made with Blueprints 2020/21

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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