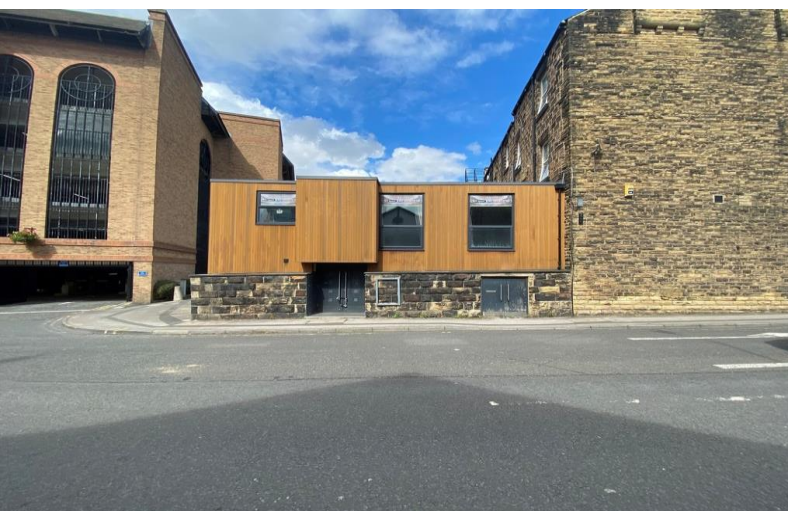


The Nash Club, 29 East Parade,
Harrogate, HG1 5LQ



**OPEN PLAN COMMERCIAL
PREMISES SUITABLE FOR A
VARIETY OF OCCUPIERS**

Rent £25,000 PA

Description

The subject property offers a chance to lease the former Nash club social venue and pub which has been empty for some time, now in need of modernisation and refurbishment and lends itself to be suitable for a variety of businesses.

The space occupies the ground floor of an end terrace property with rear extension and is accessed from the side door to the rear lower ground floor.

The property offers an open plan venue with bar to centre of two open plan areas.

The property also comes with a large storage/cellar under the main floor area which is additional to that shown on the floorplan.

Tenure

Leasehold. New terms to be negotiated.

Rateable value

Rateable Value: £3,650.

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.

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.

VAT

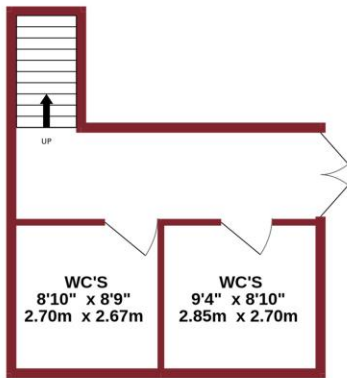
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

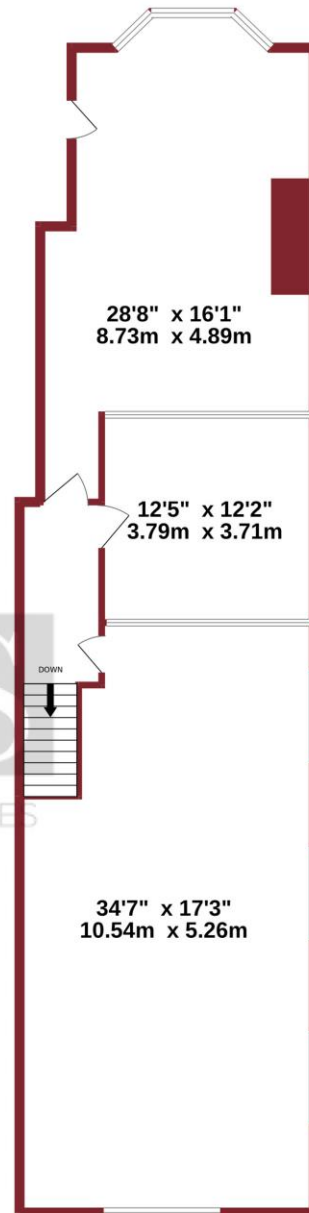
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



LOWER GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.

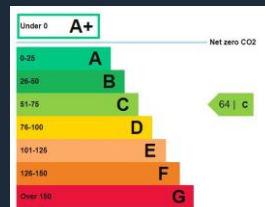


TOTAL FLOOR AREA : 1415 sq.ft. (131.4 sq.m.) approx.

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