

**GROUND FLOOR RETAIL
PREMISES WITH PARKING**

£7,000 PA

Description

The premises comprises of a ground floor commercial unit with a prominent frontage onto Mayfield Grove.

The unit is suitable to a variety of occupiers, with its own dedicated entrance, open plan main retail room with large window and additional retail/office rooms.

The property benefits further from both Kitchen and WC facilities to the rear of the property.

There is also dedicated parking space to the front of the property, included in the rental.

Location

The property occupies a prominent position on Mayfield Grove, close to the junction of Bower Road and Station Parade, which is within a short walking distance of the town centre. The area includes a variety of users, including retail, residential and office occupiers and is very close to the Asda supermarket.

Terms

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

Rateable Value

Rateable Value: £6400

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

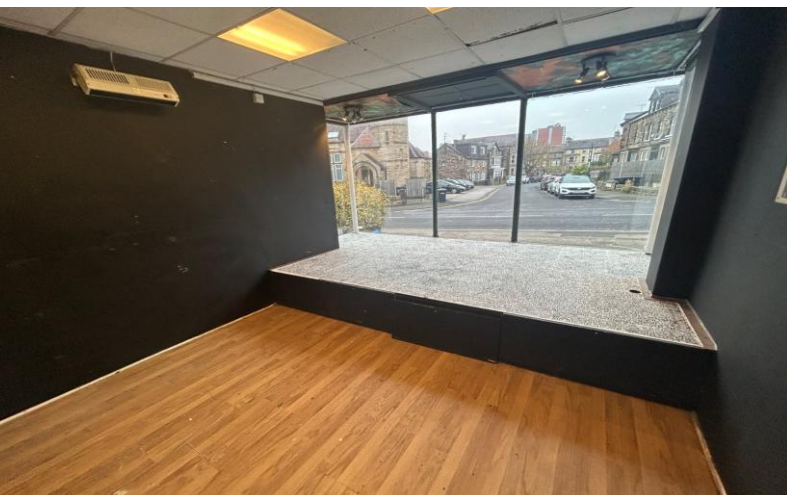
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

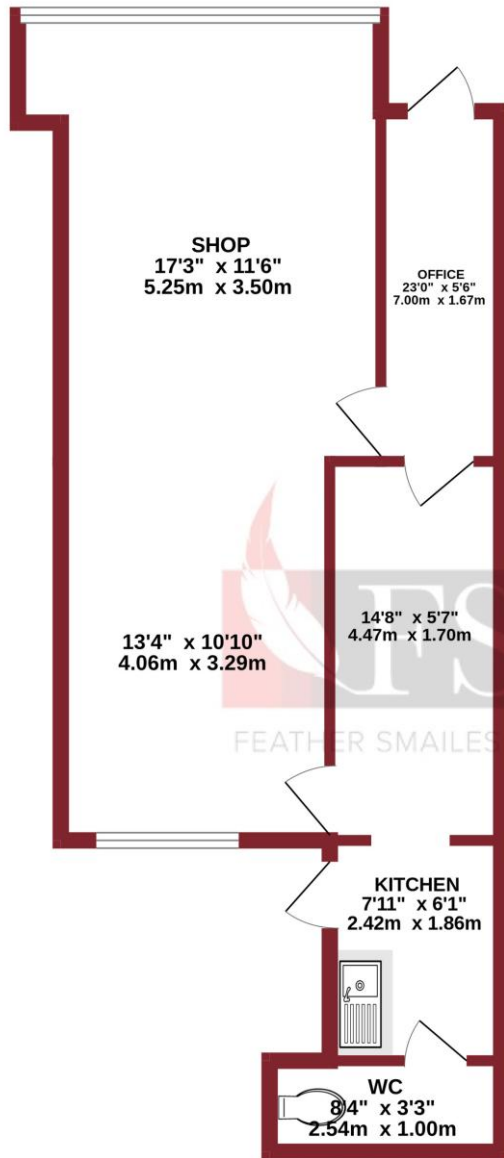
All mains services are connected to the property.

Viewing

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



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

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