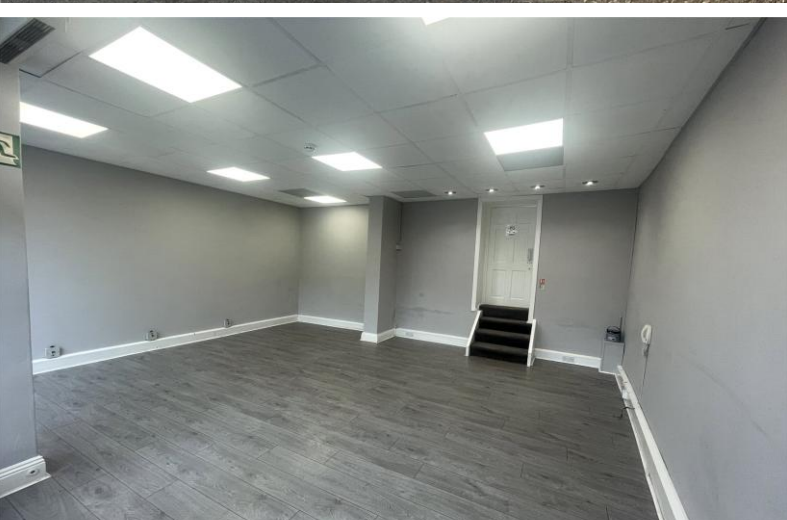


146 Valley Drive, Harrogate
North Yorkshire, HG2 0JS



**GROUND FLOOR
COMMERCIAL PREMISES**

Rent £10,500 pa

Description

An opportunity to rent a well located retail premises on Valley Drive just off Cold Bath Road.

This well positioned unit benefits from a large double frontage and is predominately open plan with rear kitchen and staff toilet. Previously used as a blind shop and a tanning salon, this unit would suit a variety of uses from beauty to offices.

Location

The subject property is located just off Cold Bath Road on the junction with Valley Drive, next to 'Valley Barbers'.

Terms

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

Rateable Value £7,500 per annum

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

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
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 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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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 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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