

**GROUND & LOWER GROUND
COMMERCIAL UNIT**

£8,900 pa

Description

A rare opportunity to rent this bright ground and lower ground commercial unit, close to the town centre, on a road with good footfall. The unit offers space over two floors, both of which could be customer facing and would suit a good range of businesses.

The property is available immediately

Terms

The property is available to lease on new terms to be negotiated. A market rent review would be initiated on the anniversary of year one.

Rateable Value

Rateable Value: £12,500

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.

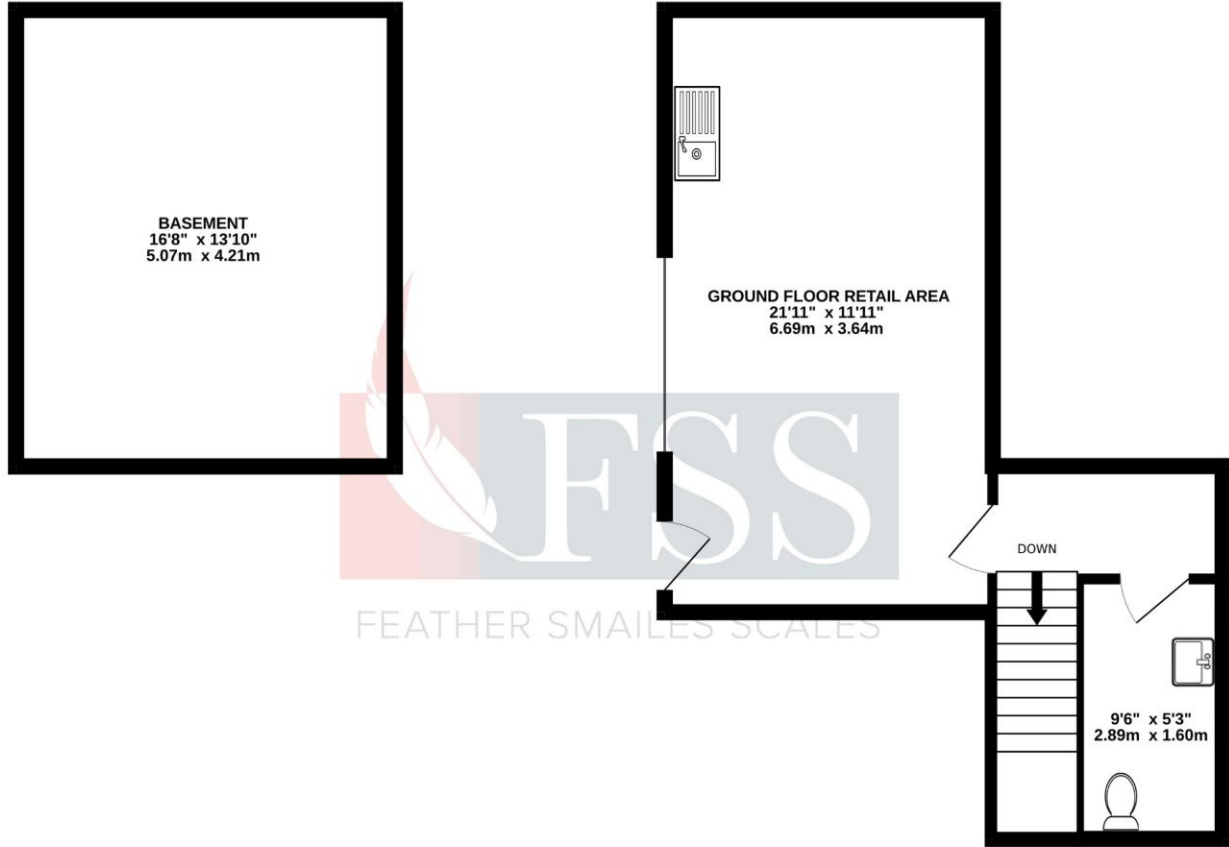
Viewing

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



LOWER GROUND FLOOR
230 sq.ft. (21.3 sq.m.) approx.

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.

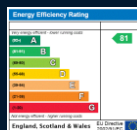


TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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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