



**MODERN GROUND FLOOR
COMMERCIAL BUILDING**

Rent £6,500 PA

Description

A modern, single storey commercial building prominently positioned on Starbeck's busy High Street.

The main space is occupied by UK Mortgage Experts however the space has been split to create a separate private office suite of approximately 270 sq. ft.

The space is available to rent on an all-inclusive basis to include bills and internet access. There is a shared kitchenette and WC facilities to the rear.

The space available to lease is flexible and should other parts of the building be more appealing they may be available by negotiation.

Location

Positioned towards the top of the High Street in Starbeck, the unit is a short distance to the main train Station/railway line. Other local occupiers on the High Street include First Class Barber, Staiano Motorcycles and KFC among a number of others. The location of the unit also allows for excellent Road links both into Harrogate Town Centre and beyond.

Terms

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

Rateable Value

Rateable Value: £7,400.

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

TBC

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

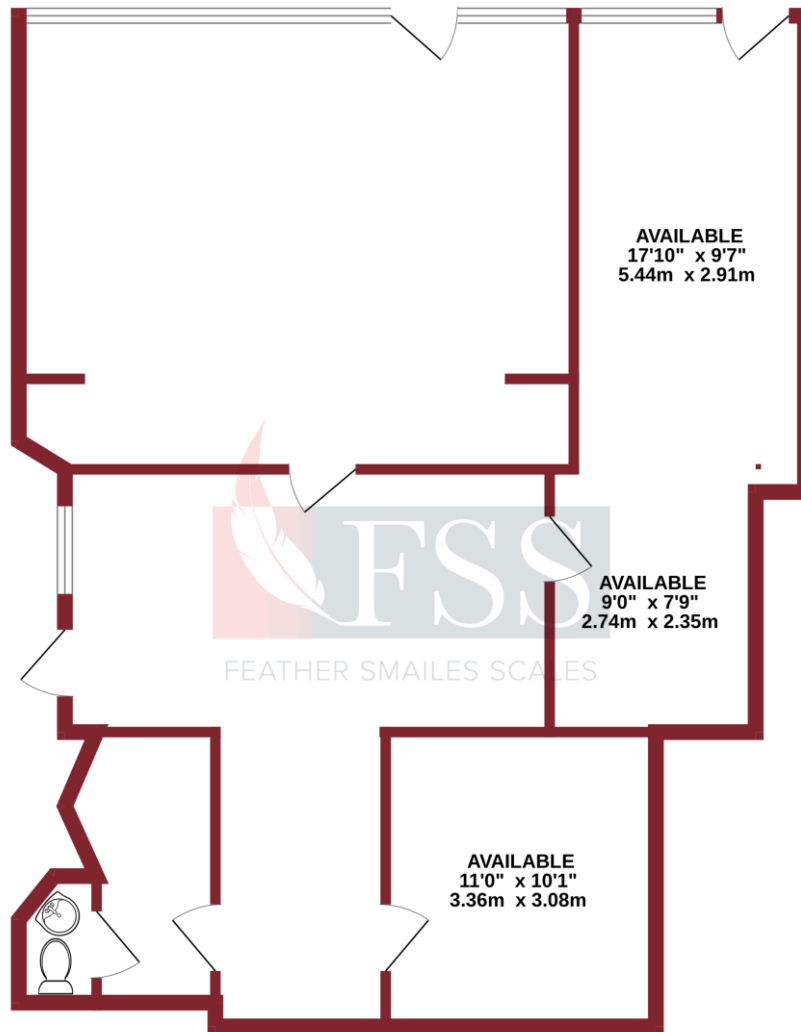
All mains' services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211.



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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EPC AWAITED

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