



**STORAGE/WORKSHOP/
OFFICE PREMISES**

Rent £7,800 PA

Description

A bijou storage/office/workshop facility, ideal for those looking for a well-located property on the outskirts of Harrogate Town Centre yet within close proximity to all the amenities on offer.

The premises are offered over two floors with the ground floor having a roller shutter door and small kitchenette. The first floor has been fitted out as offices with a separate W.C.

The property has been constructed in a traditional style and of red brick beneath a pitched roof.

Internally, the space is presented to a high standard including plastered and painted walls, with carpets throughout.

Location

Situated in a popular location, just off the Skipton Road, Regent Terrace is close to local amenities and within walking distance of the town centre, bus and rail links. Ideally located for access to the A59 and Wetherby Road.

Terms

Leasehold. The property is available by way of an assignment of the existing lease expiring September 2027. A new lease may be considered.

Rateable Value

Rateable Value: £3,300.

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.

VAT

There is no VAT payable.

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
228 sq.ft. (21.1 sq.m.) approx.

1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.1 sq.m.) approx.
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