



Retail (EPC Rating: TBC)

**UNIT 14, CASTLE COURTYARD, CASTLE YARD,
KNARESBOROUGH, HG5 8AS**

£6,500 per annum


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

LOCATION

Located in the historic old Town Hall building in the centre of Knaresborough, Castle Courtyard is a small shopping arcade comprising a range of businesses including hairdressers, cafes and other local retailers.

DESCRIPTION

Unit 14 comprises a lock up retail unit within the main shopping arcade, with large shop window.

ACCOMMODATION

Retail Area 14.4 sq m (154 sq ft)

TERMS

The property is available by way of a new effectively FRI lease at a rent of £6,500 per annum for a term of 3 years. The rent quoted is inclusive of service charge and buildings insurance.

BUSINESS RATES

The premises have a rateable value of £6,600 (2023 List taken from the VOA website). Incoming tenants may be eligible for small business rates relief - prospective occupiers are advised to make their own enquiries with North Yorkshire Council.

ENERGY PERFORMANCE

The property has an Energy Performance Rating of C (51)

LEGAL COSTS

The incoming tenant will be required to make a contribution towards the landlords costs of preparing the lease up to a maximum of £500 plus VAT.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

