

83, Knaresborough Road, Harrogate, HG2 7LY



## Retail premises with rear warehouse and dedicated forecourt parking

- Retail premises with rear warehouse and dedicated forecourt parking area
- Prominent corner position on Knaresborough Road Parade
- Potential to sub-divide to provide self-contained shop and separate warehouse

Retail

# TO LET

**776 to 1,920 sq ft**

(72.09 to 178.37 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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# 83, Knaresborough Road, Harrogate, HG2 7LY

## Summary

Available Size	776 to 1,920 sq ft
Rent	£8,000 - £29,000 per annum
Rateable Value	£15,000 The property will need to be re-assessed for rating purposes to reflect a new tenant's hereditament. The property may be eligible for small business rates relief. Interested parties should contact their Local Rating Authority Harrogate Borough Council on 01423 500600.
EPC Rating	D (92)

## Description

The property forms part of a two-storey end terrace with a single storey extension to the rear. The property provides a ground floor retail sales area to the front and a warehouse area to the rear with a loading door. Externally the property benefits from a front forecourt area for customer parking.

## Location

The premises are situated on approximately one mile east of Harrogate town centre on Knaresborough Road, one of the most popular suburban retail parades in Harrogate. The parade is surrounded by a densely populated, residential area and the main arterial road to Knaresborough and the A1. Occupiers include Halfords, Coral Bookmakers, Drakes Fish and Chip Shop and One Stop amongst others.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Availability
Ground - Floor Retail	1,144	106.28	£21,000 per annum	Available
Ground - Floor Warehouse	776	72.09	£8,000 per annum	Available
Total	1,920	178.37		

## Terms

The property is available by way of a new effective full repairing and insuring lease as a whole, or for retail and warehouse separately for a term of years to be agreed.

## Planning

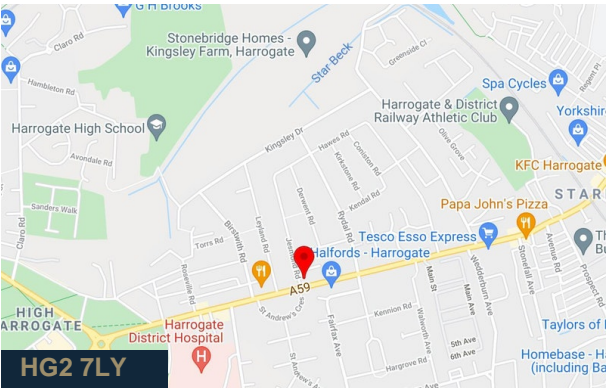
We understand the property benefits from an established Use A1 shop business use. In our opinion the property could suit other uses within the new Use Class E banding such as Café or Health and Beauty users.

## VAT

Any reference to price is deemed to be exclusive of VAT unless expressly stated otherwise. We understand that the property has not been elected for VAT so no VAT will be chargeable on the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



## Viewing & Further Information

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