

15a, Market Place, Harrogate, HG1 1RP



A refurbished office/studio/workshop in Harrogate Town Centre

- Office/Studio/Workshop
- Located in heart of Harrogate Town Centre
- Situated to rear of the shops (Clarks) in The Market Place
- WC facility at premises

Office, Retail
TO LET

500 sq ft

(46.45 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	500 sq ft
Rent	£10,000 per annum
Business Rates	We understand the premises will need to be re-assessed for rating purposes. It is envisaged that a new occupier will be eligible for small business rate relief and no rates payable depending on their status. Interested parties are advised to make any further enquiries direct to the local rating authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	An incoming tenant is to be responsible for a contribution towards our client's reasonable costs incurred in connection with the new lease preparation subject to a capped upper limit of £250.
EPC Rating	Upon Enquiry

Description

The premises comprise a refurbished self-contained two storey brick-built property with a WC facility on the first floor.

Location

The property is situated to the rear of the shops in The Market Place (Clarks, Greggs and Ramsdens Jewellers).

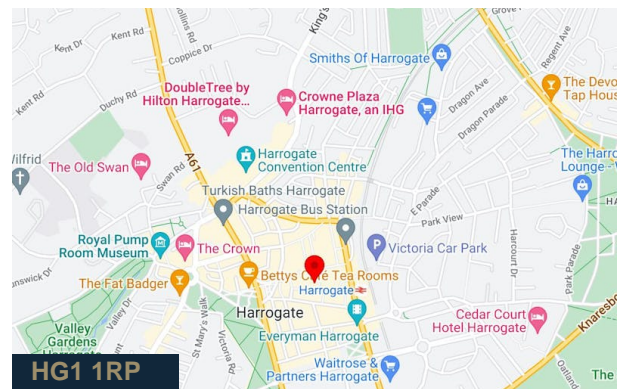
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	250	23.23	Available
1st - Floor	250	23.23	Available
Total	500	46.46	

Terms

The suite is available on a new effective full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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