

14a Knaresborough Road, Harrogate, HG2 7SP



Prominent retail premises on established retail parade in Harrogate

- Popular suburban retail parade in Harrogate
- Ground Floor Retail Sales
- Ancillary staff and kitchen facilities to the rear
- No business rates payable (small business rate relief *)

Retail

TO LET

678 sq ft

(62.99 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	678 sq ft
Rent	£11,500 per annum
Rateable Value	£8,900 * As the rateable value is below the £12,000 threshold, Small Business Rate Relief will apply (no rates payable) subject to an occupier's status. Interested parties are advised to contact their Local Rating Authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The premises are situated approximately one mile east of Harrogate town centre on Knaresborough Road, one of the most popular suburban retail parades in Harrogate.

The property forms a three-storey terrace and provides ground floor retail sales with ancillary staff and kitchen facilities to the rear. The upper floors flats are not included or affected.

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.

Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 76,000 within which there is a high socio-economic profile.

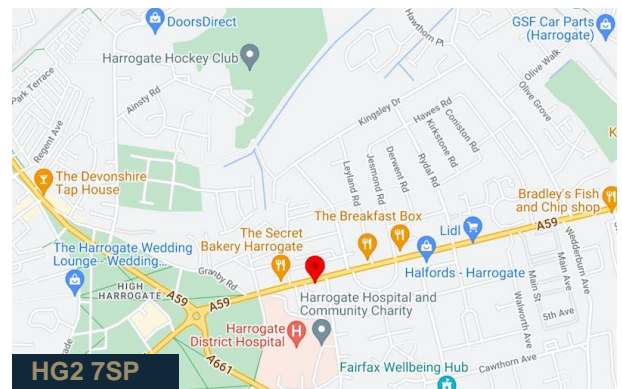
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	549	51	Available
Ground - Floor Kitchen / Staff facilities	129	11.98	Available
Total	678	62.98	

Terms

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



Viewing & Further Information

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