

Rare self-contained workshop/office/studio premises close to the A59 and Knaresborough

- Semi-detached workshop/office/studio suitable for variety of uses
- Own parking / yard area for approxinately 4 vehicles
- Close to A59 and Knaresborough
- No business rates payable (subject to status)

Industrial TO LET

977 sq ft (90.77 sq m)



(01423) 547313 www.montpellierproperty.com

Unit 5, Halfpenny Close, Knaresborough, HG5 0TG

Summary

Available Size	977 sq ft
Rent	£14,000 per annum exclusive of rates, services and insurance payable monthly in advance. The annual insurance premium is £590.04 p.a. (2024).
Rateable Value	£9,100 We understand the property may be eligible for small business rate relief (no rates payable) as it is under the threshold of £12,000 subject to an occupier's status. Interested parties are invited to make any further enquiries to the Local Rating Authority Harrogate Borough Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property is located on Halfpenny Close, situated off Half Penny Lane/Chain Lane which connects with the A59 to the south and A6055 Boroughbridge Road to the north close to Knaresborough Town Centre.

The property comprises a semi-detached workshop/office/studio with its own parking/yard area. The property provides a reception office and workshop/studio with kitchen facility to the ground floor. The first floor provides a further open plan studio, separate office, kitchen and WC.

Location

Knaresborough is an historic market town and spa town (mentioned in the Domesday Book) four miles from the centre of Harrogate and approximately 15 miles west of York. access to the national motorway network is provided at junction 47 of the A1, approximately 3 miles to the East.

The town has excellent transport links being only 4 miles from the A1(M) and regular train services to Leeds and York together with a bus station close by on the high street.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor Office and Worshop	572	53.14	Let
1st - Floor Office and Workshop	455	42.27	Let
Total	1,027	95.41	

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

We understand that the property has been elected for VAT and therefore VAT will be applicable to the rent.

Legal Costs







Viewing & Further Information

Peter Rawnsley

(01423) 547912 pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313 hcr@montpellierproperty.com Each party is to be responsible for their own legal costs incurred in this transaction.

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