

Unit 5, Halfpenny Close, Knaresborough, HG5 0TG



## 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 approximately 4 vehicles
- Close to A59 and Knaresborough
- No business rates payable (subject to status)

**Industrial  
TO LET**

**977 sq ft  
(90.77 sq m)**



**MONTPELLIER**  
PROPERTY CONSULTANTS

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[www.montpellierproperty.com](http://www.montpellierproperty.com)

# Unit 5, Halfpenny Close, Knaresborough, HG5 0TG

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 977 sq ft   |
| <b>Rent</b>           | £14,000 per annum exclusive of rates, services and insurance payable monthly in advance. The annual insurance premium is £590.04 p.a. (2024).   |
| <b>Rateable Value</b> | £9,100<br>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. |
| <b>VAT</b>            | Not applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | 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 Workshop | 572          | 53.14        | Let          |
| 1st - Floor Office and Workshop    | 455          | 42.27        | Let          |
| <b>Total</b>                       | <b>1,027</b> | <b>95.41</b> |              |

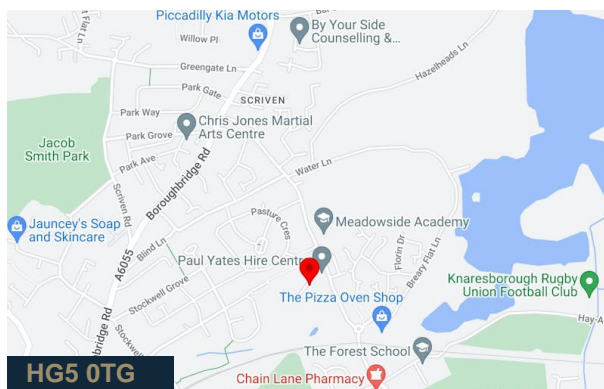
## Terms

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

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