

Workshop/Garage, Rear Of 10-12 Parliament Street, Harrogate, HG1 2QZ



Workshop/Garage behind Parliament Street in the heart of Harrogate Town Centre

- Workshop/Garage in town centre
- Two storey with power and WC
- Very close to all town centre amenities

Industrial
TO LET

612 sq ft
(56.86 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	612 sq ft
Rent	£7,000 per annum Rent quoted is exclusive of rates, services and insurance and is payable monthly in advance.
Business Rates	We understand the property will need to be re-assessed for rating purposes. An incoming tenant may be eligible for small business rate relief subject to status and therefore no rates payable. Interested parties are advised to contact their local rating authority Harrogate Borough Council on 01423 500600.
VAT	Not applicable
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The property is situated to the rear of Parliament Street and is accessed via Cambridge Terrace between Daniel Shoes and the Nationwide Building Society.

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 76,800 (ONS 2019) within which there is a high socio-economic profile.

Accommodation

The accommodation comprises the following areas:

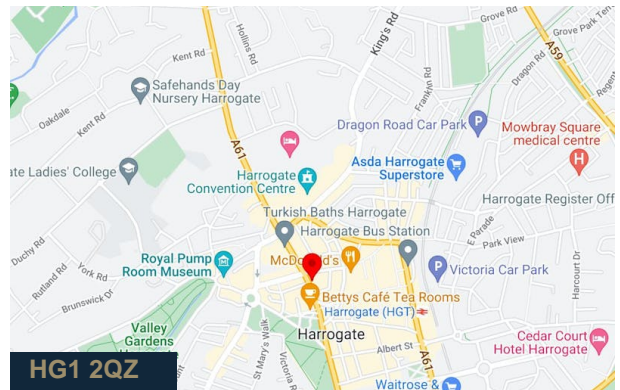
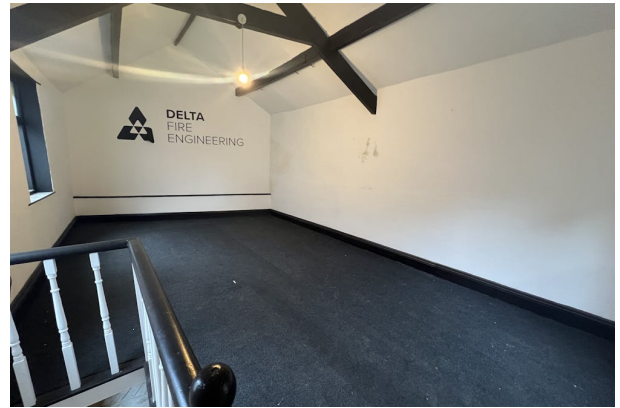
Name	sq ft	sq m	Availability
Ground - Floor	306	28.43	Let
1st - Floor	306	28.43	Let
Total	612	56.86	

Terms

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

Viewings

Please contact us on 01423 547313 or at info@montpellierproperty.com and we will arrange a viewing at your convenience.



Viewing & Further Information

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