



HIGH STREET PROPERTY / CLASS E

Former Lidl unit, York Road, Knaresborough HG5 0SP



**UNDER
OFFER**

Rent: On application

Ground Floor Area

11,922 Sq ft / 1,089 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Knaresborough is a prosperous market town with a population of approximately 15,000 persons located 4 miles east of Harrogate, 13 miles south of Ripon, 15 miles west of York and 17 miles north of Leeds.

It has excellent road communications with the A59 passing through the town providing access to J47 of the A1(M), 3 miles to the east and to Harrogate approximately 3 miles to the west of the town.

The property is prominently located on the main A59 York Road approximately 0.6 miles to the East of Knaresborough Town Centre and being virtually adjacent to the new 28,000 sq ft relocated Lidl Store on Chain lane.

The property comprises a purpose built Lidl Foodstore located on a site of some 1.07 acres and benefiting from a dedicated 65 space car park.

Accommodation:

Consideration will be given to the sub-division of the property to accommodate individual occupier requirements and further details can be provided upon request.

Demise:	Sq Ft	Sq M
GIA	11922	1089
Ground Floor Sales	9343	868

Rent:

Upon application.

Tenure:

The premises are available to let on the basis of a new FRI lease, for a term to be agreed, subject to 5 yearly rent reviews.

Business Rates:

The premises currently has a rateable value of £169,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2020

Subject to Contract

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