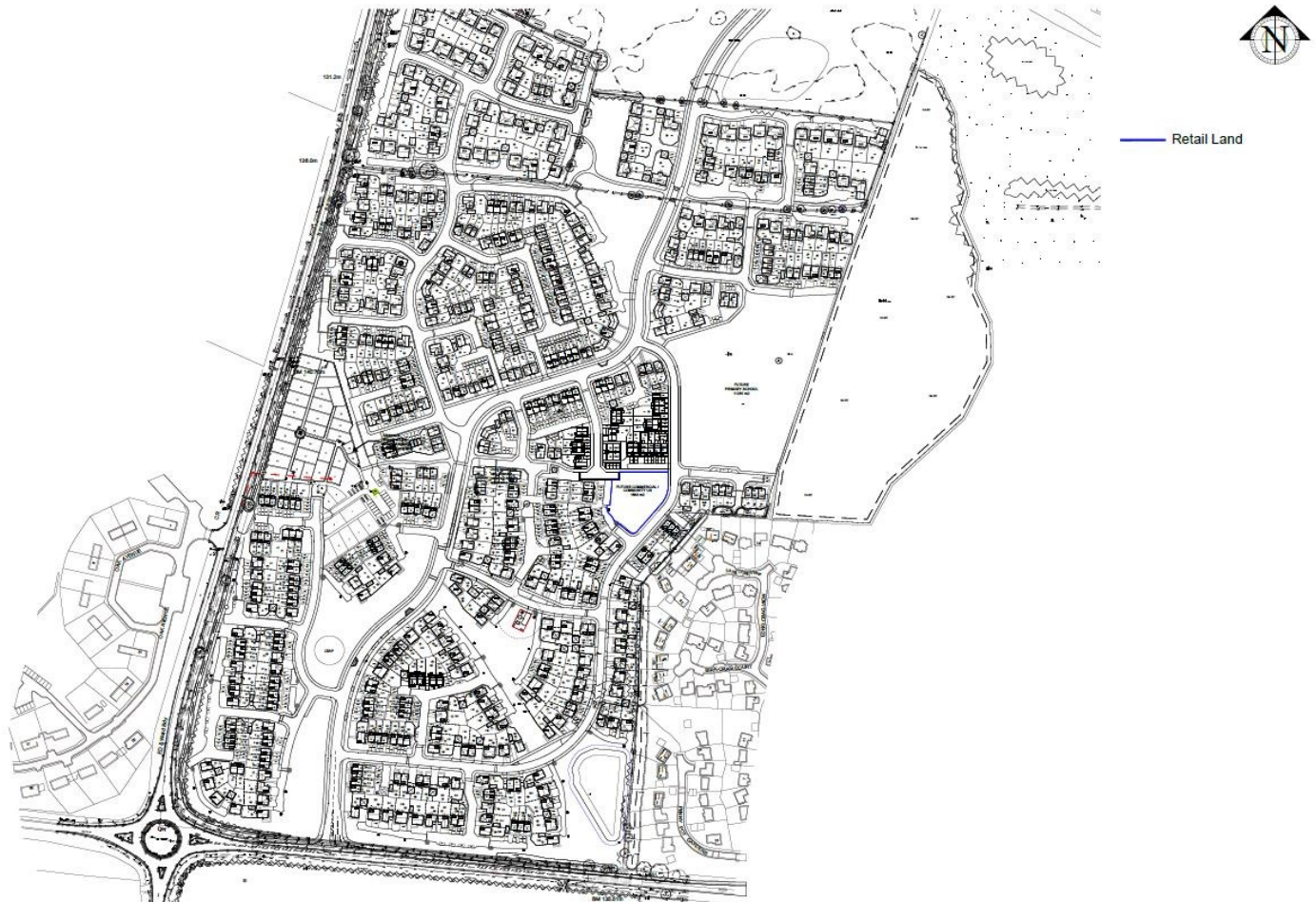


UNDER DEVELOPMENT

RETAIL UNIT TO LET

HARROGATE

Penny Pot Lane



Key Highlights

- Penny Pot Lane is a new residential development delivered by Persimmon Homes and Charles Church located in the affluent spa town of Harrogate in North Yorkshire.
- The development will consist of 600 new homes as well as land set aside for a new primary school.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

savills.co.uk

savills

Location

The subject premises will be positioned in close proximity to the school land and provide an exciting retail opportunity to compliment the surrounding area.

The site is just off the A59 and A61 and is approximately 14 miles north of Leeds city centre and 22 miles west of York city centre.

Accommodation

The property is to be arranged over the ground floor only providing the following minimum approximate net internal floor area:

Ground Floor:	2,153 sq ft	200 sq m
---------------	-------------	----------

Larger proposals to be considered subject to planning.

Rent

Rent available on application.

Tenure

The property is available by way of an effectively full repairing and insuring lease on terms to be agreed.

Rates

The units are to be assessed for rating purposes.

Service Charge

The service charge is to be confirmed.

EPC

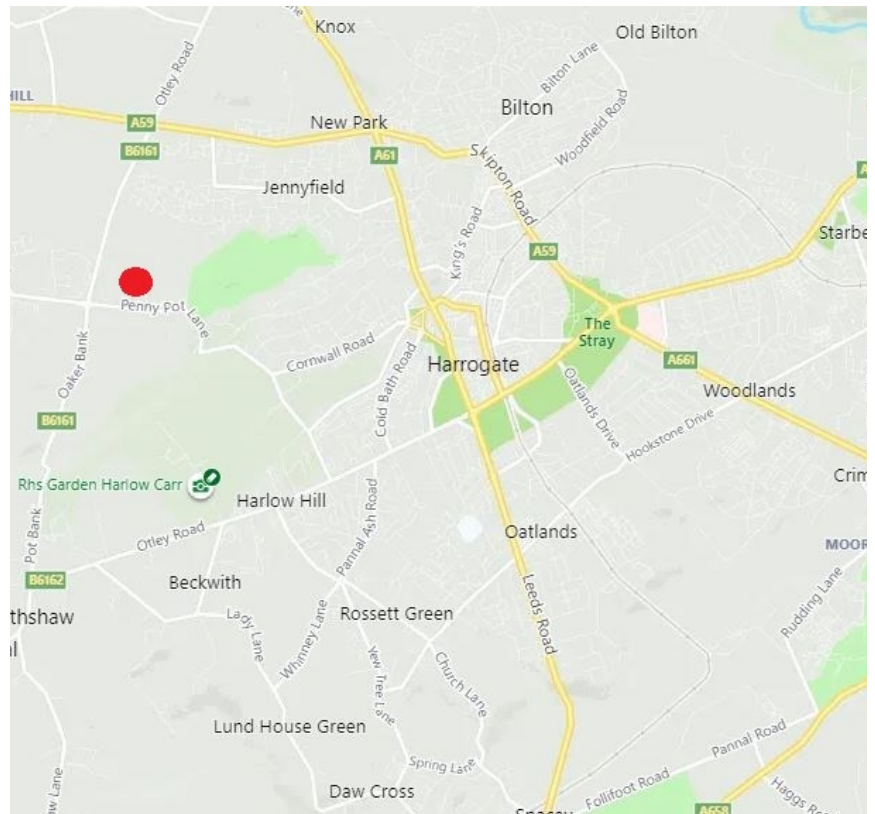
To be assessed.

Legal Costs

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

Further Information & Viewing

Viewing strictly by prior arrangement with Savills.



AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Contact

Josh Howe

+44 (0) 7896 084 299

jhowe@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Jan 2022

savills