



# TO LET

OFFICE / SURGERY WITH PARKING

11c East Park Road, Harrogate, HG1 5QT



Sanderson  
Weatherall

## Location

The property is located on East Park Road adjacent to where the road meets Princes Villa Road. Princes Villa Road provides direct access to York Place (A6040), which leads to Leeds Road (A61) and the transport network beyond.

The property benefits from excellent public transport links being within close proximity to a number of bus routes and an approx. 8 minute walk from Harrogate Train Station.

Local occupiers include Johnstone's Decorating Centre, Field Hygiene Co., Kirby's Solicitors Ltd and The Barker Partnership to name but a few.

## Description

This mid-terrace property comprises a two storey, rendered brick built period building, which was most recently used as a Veterinary surgery.

The property benefits from the following specification:

- LED Lighting
- Perimeter trunking
- Gas fired central heating
- Combination of carpet & vinyl flooring
- Kitchen
- Male / Female WC's
- Dedicated car parking

## Use

The property falls under the planning use of Class E.

## Energy Performance Certificate (EPC)

The property has been assessed and has a rating of C (51). A full copy of the EPC is available on request.

## Rateable Value

Address	Description	Rateable Value (From 1st April 2023)
11c East Park Road	Veterinary Surgery & Premises	£24,750



## Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	91.75	988
First Floor	30.26	326
<b>Total</b>	<b>122.01</b>	<b>1,314</b>

## Terms

The accommodation is available by way of an assignment of the existing Lease or sub-letting of the whole for a term until August 2031.

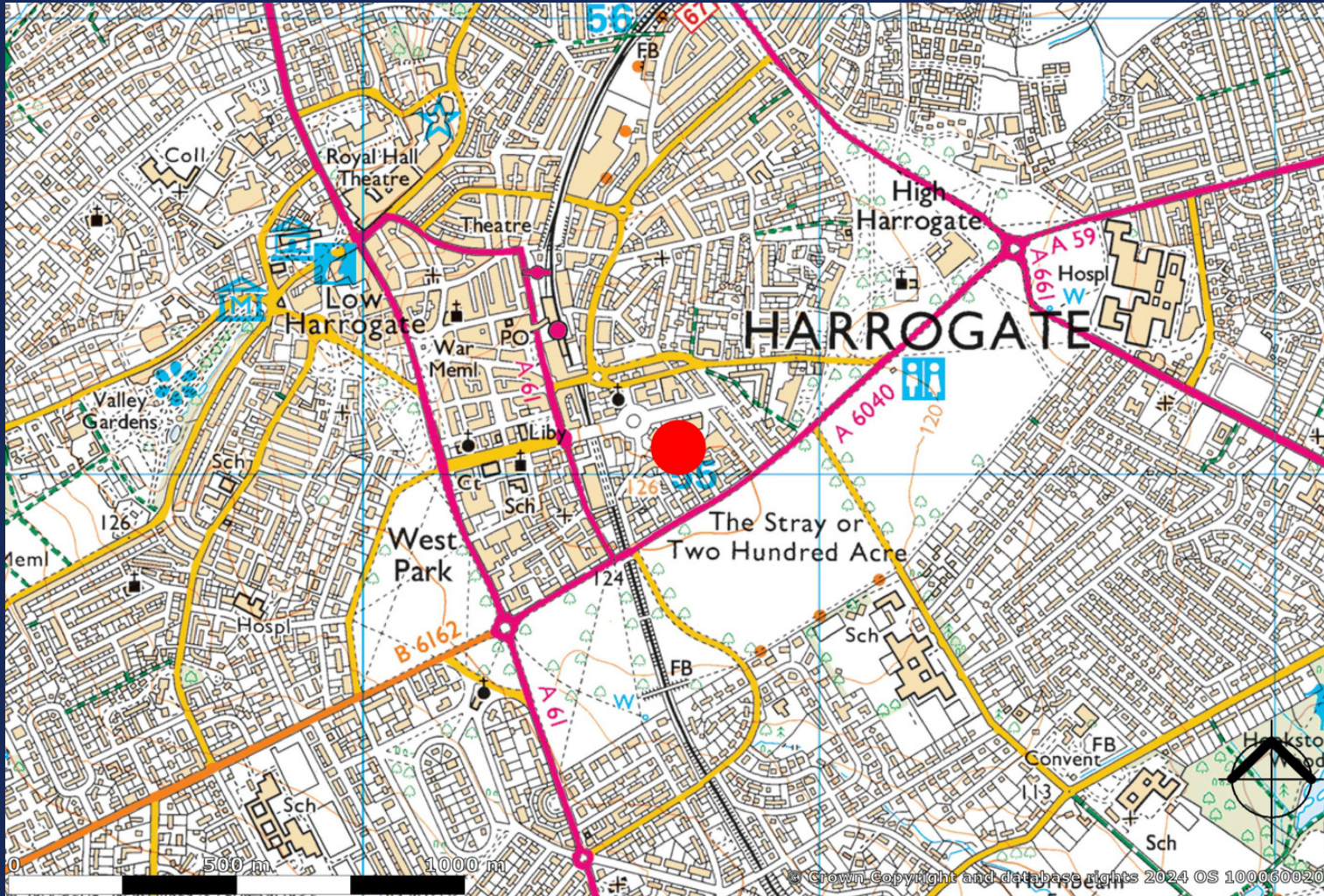
Alternatively, a new Lease directly from the Landlord may be available, subject to contract.

## Rent

The passing rent is £35,000 per annum exclusive.

## VAT

All figures quoted are deemed to be exclusive of VAT.



# Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Richard Dunn  
07801 767 859  
richard.dunn@sw.co.uk

Jay Dhesi  
07518 290 500  
jay.dhesi@sw.co.uk

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