



APPROXIMATELY 2007 SQ FT

## Description

A rare opportunity to rent a substantial double fronted, Grade II listed stone built office in Knaresborough town centre. The property offers space over 4 floors and includes both kitchen and WC facilities. The accommodation would benefit from modernisation and incentives may be considered.

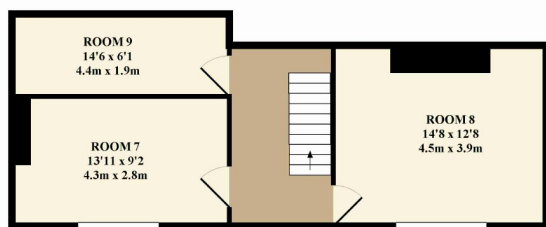
The property is equipped with electric heating and offers over 2000 sq ft of space over the four floors. To the rear there is the potential to park numerous cars accessed under the archway. The property is situated just off York Place with excellent access to Knaresborough's town centre shops and amenities.

# £13,500 Per annum

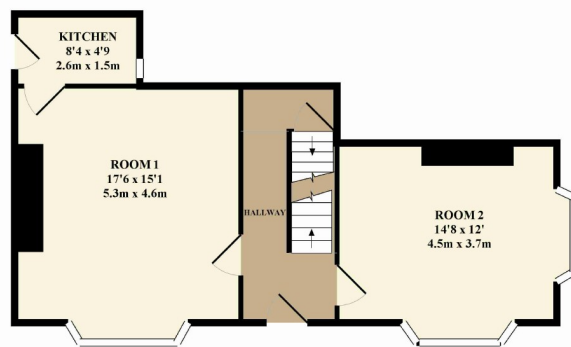
OFFICE



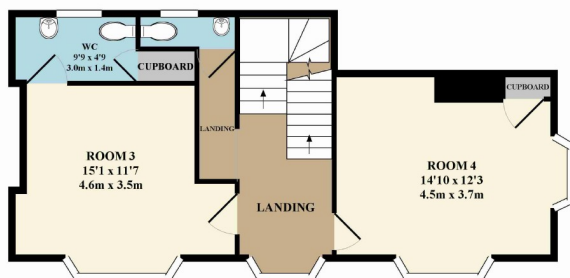
2 Iles Lane, Knaresborough,  
HG5 8DY



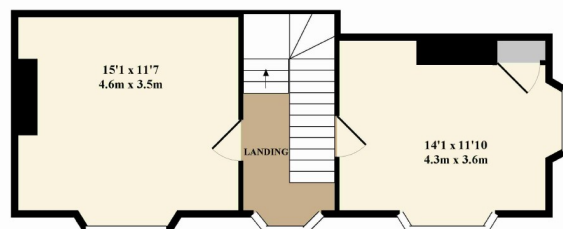
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2007 SQ.FT. (186.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Rateable Value

Rateable Value: TBC

Uniform Business Rate for  
2015/16 £0.493.

## VAT

All figures quoted are deemed  
exclusive of VAT where  
applicable.

## Costs

Unless expressly stated all parties  
will be responsible for their own  
legal costs in connection with this  
transaction.

## Planning

Interested parties are advised to  
make their own enquiries of the  
local planning authority in respect

of planning proposals if any  
change of use is envisaged.

## Viewing

Strictly by appointment with the  
agent Tel: 01423 501211

## Tenure

. The property is available by way  
of a new lease terms of which are  
to be negotiated.

## Directions

At Bond End turn right onto  
Knaresborough High Street, after  
the bus station continue straight  
onto York Place, the property  
can then be seen on the right  
hand side indicated by our board.

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