



To Let

5 Market Place, Knaresborough, HG5 8AL

SW

Sanderson
Weatherall



- Prime retail unit to let
- Located in Knaresborough town centre
- Immediately fronting onto Market Place
- Numerous multiple retailers nearby
- To Let on a new lease at a rental of £37,000 pax



Location

The North Yorkshire market town of Knaresborough is located approximately 7 miles to the north of Wetherby, 3 miles to the east of Harrogate and 16 miles to the west of York. The town has an estimated population of 15,788 (2021 Census).

Situation

The property is situated in Market Place the principal shopping area in the town centre. To the front of the property Market Place has a number of public car parking spaces and to the rear there are two car parks located on Chapel Street.

National retailers located nearby on Market Place include, Café Nero, Thomas the Baker, Oxfam, Boots, Bet Fred and Subway.

Description

The property comprises a retail unit at ground floor with ancillary accommodation to the first floor at the rear. The building backs onto Fisher Street where there is parking for approximately 5/6 cars.

Accommodation

The property provides the following approximate net internal floor areas.

Ground Floor Sales	135.19 sq m	1,456 sq ft
First Floor Ancillary	20.42 sq m	220 sq ft
Total	155.61 sq m	1,676 sq ft

Availability

Subject to Vacant Possession the shop will be available in November 2026.

Lease

The property will be available on a new lease for a term to be agreed at a rent of £37,000 pax. The lease will be on full repairing and insuring terms.

Rateable Value

The rateable value of the property as at 1st April 2026 is £29,500 pa.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

The shop has an Energy Performance Certificate with a rating of C51. A copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

The property is elected for VAT so this will be payable on the rent.

Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Government's Money Laundering legislation.

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

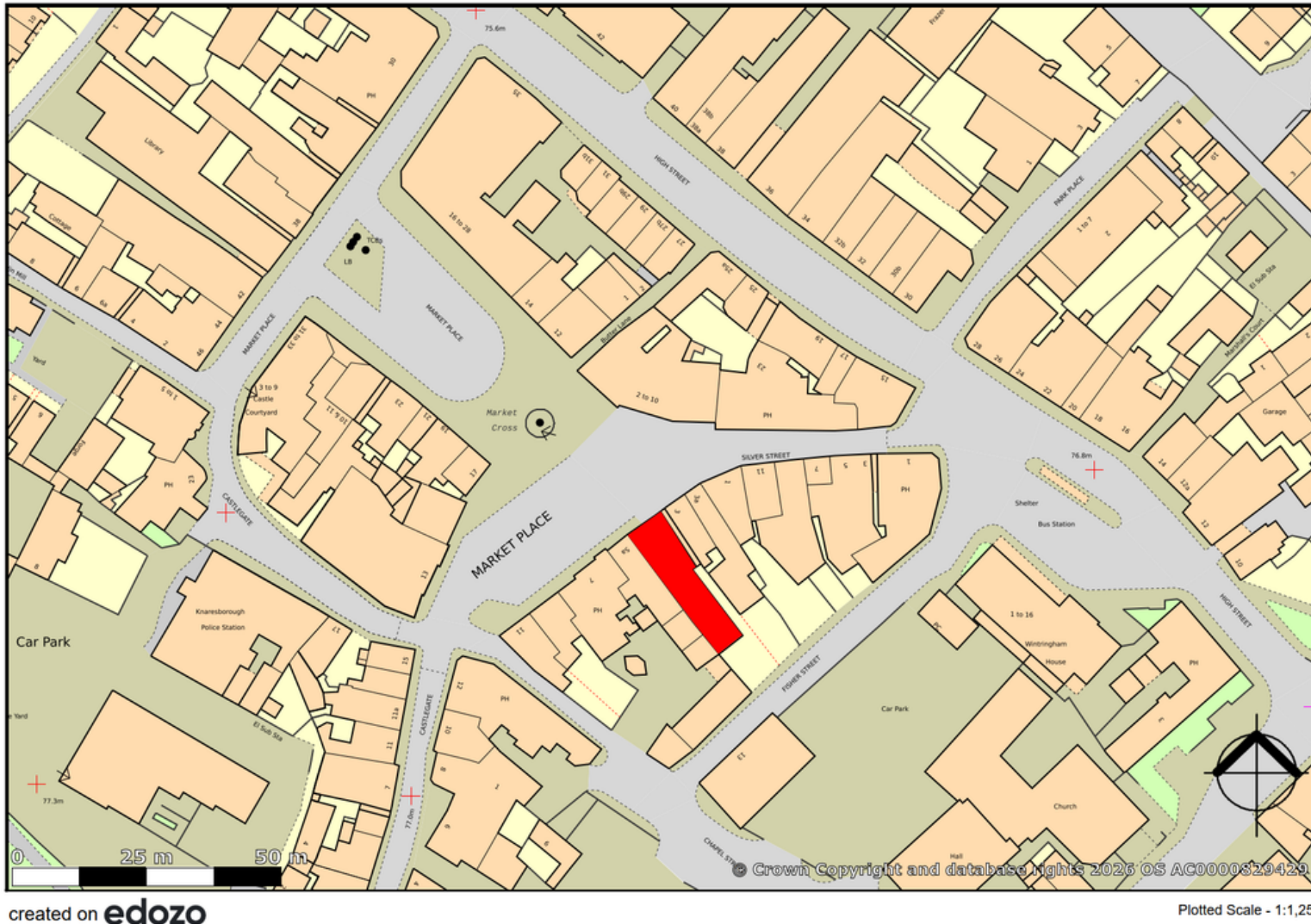
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