



TO LET

**FORMER CHILDREN'S DAY NURSERY AT
ST ROBERTS RC PRIMARY SCHOOL**

AINSTY ROAD , HARROGATE , HG1 4AP

SW

**Sanderson
Weatherall**



Location

The property is located adjoining St Roberts RC Primary School on Ainsty Road at the junction with Hambleton Road.

As well as the benefit of the location adjoining St Roberts RC Primary School, the property is located close to Claro Road commercial estate and a short distance from Skipton Road and The Stray. Harrogate Town Centre is approximately one mile to the south west. Knaresborough is three miles to the east.

Description

A modern modular building purpose built for nursery school use and comprising 4 No. main classrooms with ancillary baby change area, wc's, together with kitchen, staff room, laundry, office and reception. The unit is located on a large site with a combination of grass and rubberised external play space. The site excluding the access road and car park extends to 0.129 hectares (0.32 acres).

Subject to agreeing suitable terms and the necessary consents, the Landlord is prepared to undertake works to create a new entrance to the property plus the provision of 5 No. new parking spaces specifically for tenants use. There is further roadside parking to Ainsty Road and Hambleton Road.

Tenure

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.



Accommodation

Description	Area Sq M	Area Sq Ft
Ground Floor		
4 No. Main Classrooms, Ancillary Baby Change Area, Toilets, Kitchen, Staff Room, Laundry, Office & Reception	408.29	4,395
Total	408.29	4,395

Business Rates

Billing Authority Reference	Rateable Value
1301000109021000	£47,500 from April 2026

Rent

Offers in excess of £25,000 per annum.

Energy Performance Certificate

Asset Rating	C (62)
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HARROGATE



Viewings

Strictly by appointment with the
sole agents:

Andrew Ellis

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