

Mill House, 52 Hookstone Avenue, Harrogate, HG2 8ER



Workrooms / Offices / Storage

- Ground Floor Workroom/offices close to Harrogate Town Centre
- Close to Harrogate Business Centre and Leeds Road (A61)
- No business rates payable (STS) and no VAT
- £5,000 p.a.

Industrial
TO LET

265 sq ft
(24.62 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	265 sq ft
Rent	£5,000 per annum
Rateable Value	£7,600 An ingoing tenant will be eligible for small business rate relief subject to status as the rateable value is below the £12,000 threshold. Interested parties are inviced to conact their Local Rating Authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a self-contained workroom/office suite with integrated WC facility.

Location

The property is situated on Hookstone Avenue between Beech Avenue and Hookstone Road.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

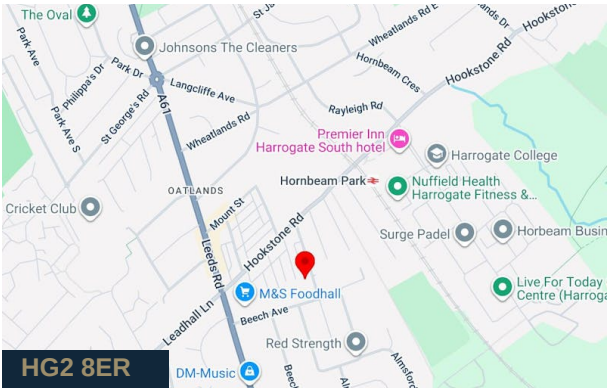
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Workroom/Office	265	24.62	Available
Total	265	24.62	

Terms

The property is available to let on a new internal repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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