

Lower Ground Floor Suite, 23 Victoria Avenue, Harrogate, HG1 5RD



Self-Contained Lower Ground Office Suite in Harrogate Business District

- Victoria Avenue - heart of Professional Quarter
- Lower Ground Suite of offices
- Integral WC and Kitchen and Staff facilities
- Car Parking spaces available
- £17,500 p.a. No VAT

Office
TO LET

1,338 sq ft
(124.30 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,338 sq ft
Rent	£17,500 per annum
Rateable Value	£12,500 The property may be eligible for small business rate relief subject to an occupier's status. Interested parties are advised to make further enquiries direct to the local rating authority North Yorkshire Council on 01423 500600.
Service Charge	The lease is subject to a service charge which includes external repairs, insurance, water rates and a charge for common areas and facilities.
Car Parking	£1,250 per space / annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises the whole of the lower ground floor of a substantial four storey Victorian building. The accommodation provides a self-contained suite of offices with its own front door with integral toilets and and kitchen facilities.

Location

The property is located within the professional quarter of Harrogate town centre on Victoria Avenue, close to its junction with North Park Road. Victoria Avenue forms a link between West Park and the famous Stray Parkland and Station Parade and serves as a primary location for local and regional professional services. Common business occupiers include Solicitors, Architects, Surveyors, and Financial Advisors and is also home to The Law Courts and The Library.

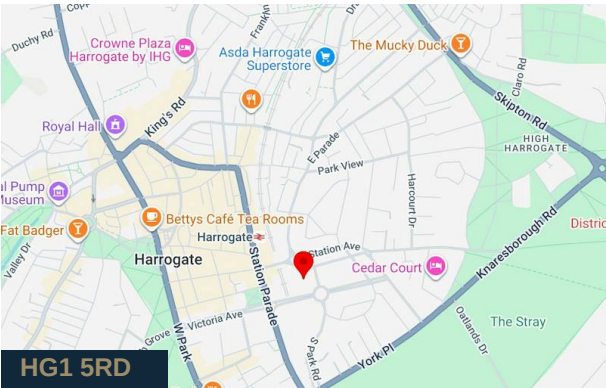
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Rear Entrance Area	111	10.31	Available
Lower Ground - Rear Office	218	20.25	Available
Lower Ground - Front Office 2	406	37.72	Available
Lower Ground - Front Office 1	387	35.95	Available
Lower Ground - Store (basic)	99	9.20	Available
Lower Ground - Gas Meter/Store	62	5.76	Available
Lower Ground - Floor Kitchen	55	5.11	Available
Total	1,338	124.30	

Terms

The property is available on a new effective full repairing and insuring lease basis for a term of years to be agreed.



Viewing & Further Information

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