

18 Market Place, Knaresborough, HG5 8AG



Prime ground floor retail premises within The Market Place, Knaresborough Town Centre

- Prime trading position on south side of The Market Place
- Retail sales with rear storage rooms/workshop/back office
- Short walking distance to Bus Station
- £22,500 p.a. no VAT applicable

Retail

TO LET

820 sq ft

(76.18 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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www.montpellierproperty.com

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Summary

Available Size	820 sq ft
Rent	£22,500 per annum
Rateable Value	£16,000 Interested parties are advised to make further enquiries to the local rating authority North Yorkshire Council on 01423 500600.
Car Parking	There are 2 car parking spaces to the rear of the property.
VAT	Not applicable
Legal Fees	The ingoing tenant is responsible for a contribution of £500 towards the preparation of the new lease.
EPC Rating	E (107)

Description

The property provides the ground floor of the building. This includes the ground floor former Wine Shop and the rear store-rooms/workshop/back office, with access and two car parking spaces to the rear of the property.

Location

The property is located within the prime area of the Market Place in the popular market town of Knaresborough, approximately 4 miles east of Harrogate, 15 miles west of York.

The property is situated next to a former Cafe & Wine Bar. Other nearby occupiers include Boots, Oxfam, Thomas the Baker and Café Nero.

Knaresborough is an historic market town and spa town (mentioned in the Domesday Book) 4 miles from the centre of Harrogate and approximately 15 miles west of York.

The town has excellent transport links being only 4 miles from the A1(M) and regular train services to Leeds and York together with a bus station close by on the high street.

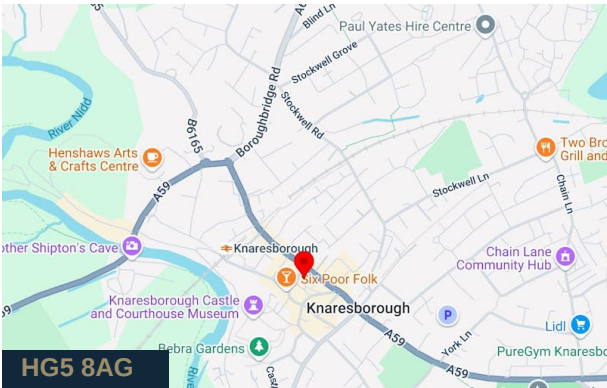
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	434	40.32	Available
Ground - Floor Ancillary Storage	386	35.86	Available
Total	820	76.18	

Terms

The property is available as whole by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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