

15a Market Place, Harrogate, HG1 1RP



A refurbished office/studio/workshop in Harrogate Town Centre

- Newly refurbished Office/Studio/Workshop
- Located in heart of Harrogate Town Centre shopping area
- Situated to rear of the shops (Clarks) in The Market Place
- Newly fitted kitchen and WC
- New windows, door, heating spot lighting
- No business rates payable (Subject to status)
- £10,000 p.a.

Office, Retail
TO LET

500 sq ft

(46.45 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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Summary

| | |
|----------------|--|
| Available Size | 500 sq ft |
| Rent | £10,000 per annum |
| Rateable Value | £5,600 A new occupier will be eligible for small business rate relief - no rates payable - depending on their status. Interested parties are advised to make any further enquiries direct to the local rating authority North Yorkshire County Council on 01423 500600. |
| VAT | Applicable |
| Legal Fees | An ingoing tenant is to be responsible for a contribution towards our client's reasonable costs incurred in connection with the new lease preparation subject to a capped upper limit of £250. |
| EPC Rating | Upon enquiry |

Description

The premises comprise a newly refurbished self-contained two storey brick-built property with new double glazed windows and door with new heating and spot lighting throughout.

The ground floor offers a light open plan space with several new double glazed windows, electric radiators, plugs and USB points, with spot lighting throughout. The first floor offers an open area with exposed beams, spotlights and skylights with a brand new Kitchen and WC facility.

The premises are ideal for retail/office/studio use.

Location

The property is situated in the heart of the Town Centre, to the rear of the shops in The Market Place (Clarks, Greggs and Ramsdens Jewellers).

Harrogate Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York, 11 miles west of the A1M and 9 miles from Leeds/Bradford Airport.

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

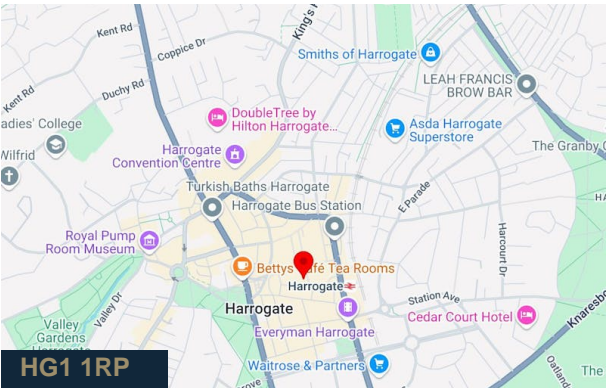
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|-------|-------|--------------|
| Ground - Floor | 250 | 23.23 | Available |
| 1st - Floor | 250 | 23.23 | Available |
| Total | 500 | 46.46 | |

Terms

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



Viewing & Further Information

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