

24b Park Row, Knaresborough, HG5 0BJ



Existing Motor Trade Premises in prominent position in Knaresborough

- Existing motor trade premises (Repairs and MOT)
- Ancillary Staff and WC facilities
- No business rates payable (STS)
- £13,500 p.a excl.
- First Floor Office/ Studio Premises available above as separate Letting

Industrial
TO LET

860 sq ft
(79.90 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	860 sq ft
Rent	£13,500 per annum
Rateable Value	£6,100 We understand that the property may be eligible for small business rate relief with no rates payable subject to an occupier's status as the rateable value is below the £12,000 threshold. Interested parties are advised to contact the Local Rating Authority: North Yorkshire Council 01423 500 600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property provides a Motor Trade Premises ideal for Repairs, MOT or Motor Services/ Storage. The equipment on site may be available to purchase under a separate negotiation - further details upon request.

Location

The property is situated in a prime trading position on Park Row, close to its junction with the A59 main road through Knaresborough and the B6163.

Knaresborough is an historic market town and spa town, in the Borough of Harrogate. It is located on the picturesque River Nidd 4 miles east of the centre of Harrogate and approximately 15 miles west of York.

Lease

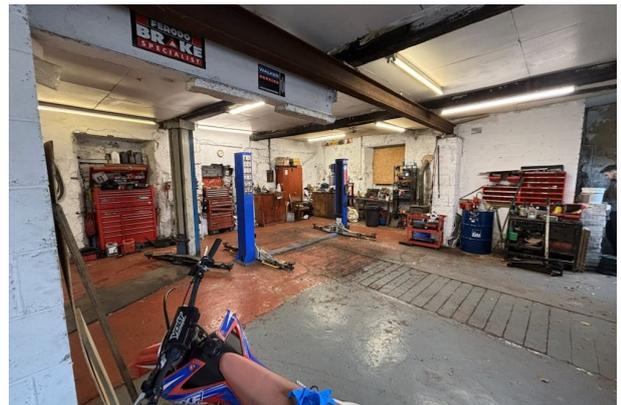
The property is available on a new effective internal repairing and insuring lease for a term to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that the property has not been elected for VAT and therefore VAT will not be chargeable on the rent.



Viewing & Further Information

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