

52 High Street, Knaresborough, HG5 0EA



Prominent retail premises in heart of Knaresborough Town Centre

- Town Centre Retail Premises with ancillary staff facilities
- Prominent corner position in middle of The High Street
- Ground floor retail sales with basement storage
- £17,500 p.a.

Retail

TO LET

1,032 sq ft

(95.88 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	1,032 sq ft
Rent	£17,500 per annum
Rateable Value	£16,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property provides a ground floor retail unit which was let to St Vincent Charity Shop. The retail unit provides a sales area with rear ancillary staff facilities and basement storage.

Location

The property is situated in a prime trading position on the High Street in the location of the cafes and local independents and close to the Market Square.

Knaresborough is an historic market town and spa town (mentioned in the Domesday Book of 1086), 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.

The town has excellent transport links being only 4 miles from the A1(M) and regular train services to Leeds and York together with the Bus Station close by on The High Street.

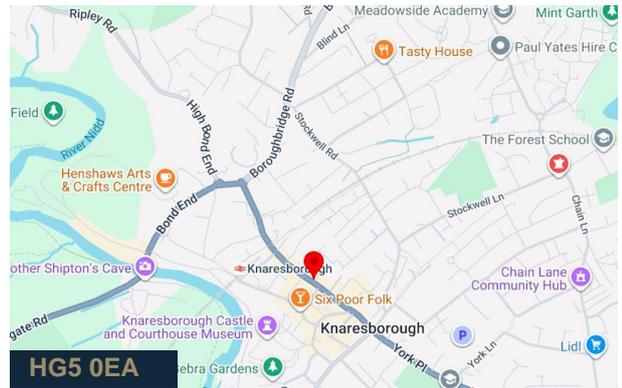
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail	826	76.74	Available
Basement - Storage	206	19.14	Available
Total	1,032	95.88	

Terms

The property is available to let by way of a new effective FRI lease for a term of years to be agreed.



Viewing & Further Information

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