

Unit 1 The Old Stables Off Skipton Road, Harrogate, HG1 2LZ



Self-contained workshop/storage premises close to Harrogate Town Centre

- Workshop/storage premises 1 mile from Harrogate Town Centre
- Workshop with roller shutter door and WC facilities
- Small business rates (no rates payable STS)
- £7,000 p.a. No VAT

Industrial
TO LET

609 sq ft
(56.58 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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Summary

Available Size	609 sq ft
Rent	£7,000 per annum
Rateable Value	£5,600 Small business rates will apply (no rates payable) subject to an occupier's status. Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
VAT	Not applicable
Legal Fees	The ingoing tenant is to be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £150.
EPC Rating	E (104)

Description

The property is situated to the rear of Skipton Road in The Old Stables, Back Grange Avenue. The property is close to the Grove Road Cemetery and forms a cluster of commercial units to the east of Kings Road.

The premises comprise a self-contained industrial workshop/storage unit with a roller shutter door and WC facilities.

Location

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:

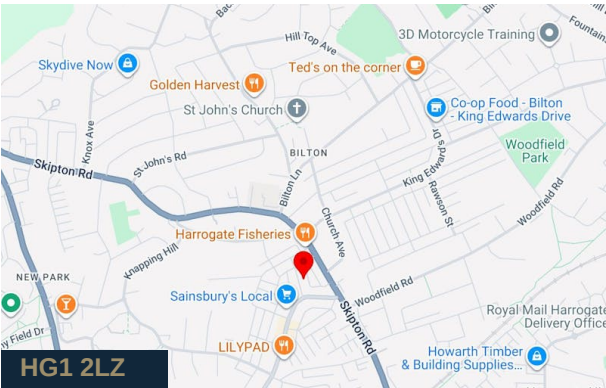
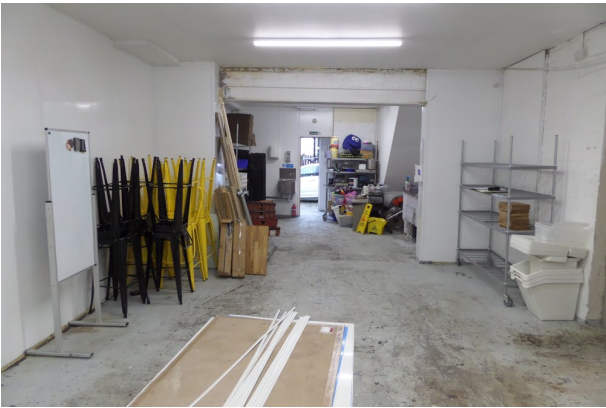
Name	sq ft	sq m	Rent	Availability
Ground - Floor workshop/storage	609	56.58	-	Available
Total	609	56.58		

Terms

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

User Restrictions

Due to the residential flats above the user clause will be restricted to non-noisy operations and also restrictions on the hours of operation subject to the user.



Viewing & Further Information

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