

20 Market Place, Knaresborough, HG5 8AG



Prime Retail/Cafe/Wine Bar in the heart of Knaresborough Town Centre

- Prime retail premises in The Market Place
- Property provides the whole building over four floors
- Prime south facing position with extended cafe seating outside
- Fully fitted kitchen preparation area on lower ground floor
- Further accommodation over first and second floors
- £22,500 p.a. no VAT

Retail

TO LET

1,318 sq ft

(122.45 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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www.montpellierproperty.com

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Summary

Available Size	1,318 sq ft
Rent	£22,500 per annum
Rateable Value	£14,500 We understand the property may be eligible for Small Business Rate Relief as the rateable value is between £12,000 - £15,000 depending on an occupier's status. Interested parties are advised to make any enquiries direct to the Local Rating Authority North Yorkshire Council on 01423 500600.
VAT	Not applicable
Legal Fees	The ingoing tenant is responsible for a contribution of £500 towards the preparation of the new lease.
EPC Rating	C (68)

Description

The property provides the whole building which includes the ground and lower ground floors most recently used as a Café/ Wine Bar with a preparation kitchen on the lower ground. A pavement licence was previously granted permitting extended seating and covers and to take advantage of the south facing position. There is a function room and additional ancillary staff/rooms on the upper floors.

Location

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.

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 Boots the Chemist. Other nearby occupiers include Oxfam, Greggs and Café Nero.

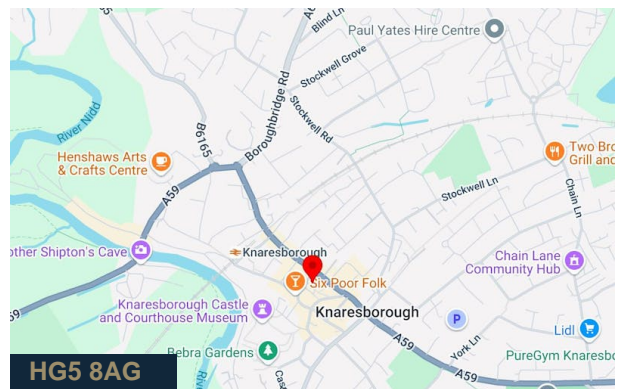
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Kitchen Preparation	306	28.43	Available
Ground - Floor Sales	347	32.24	Available
1st - Floor Function Room & Storage	276	25.64	Available
2nd - Floor Office & Storage	215	19.97	Available
Unit - Attic Storage	174	16.17	Available
Total	1,318	122.45	

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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