

6 Market Place, Knaresborough, HG5 8AG



Prime Town Centre Retail Opportunity

- Ground Floor Retail Unit in excellent trading position in Market Square
- Attractive shop front in imposing Georgian period property
- Close to public car parking, Bus and Train Stations
- Close proximity to national brands and established retailers
- £29,950 p.a. no VAT

Retail

TO LET

729 sq ft

(67.73 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	729 sq ft
Rent	£29,950 per annum
Rateable Value	£19,750 Interested parties are advised to contact the local rating authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The premises occupy the ground floor of an imposing Georgian Grade II listed property, featuring an attractive shop front that affords a prominent and highly visible position within The Market Place.

The premises are predominantly arranged at ground floor level with prominent dual window display benefiting from electric shutters.

To the rear of the ground floor there are staff kitchen and WC facilities. There is a basement, however access is limited via a trap door.

Location

Knaresborough is an historic market town overlooking the River Nidd, with origins recorded in the Domesday Book. It later grew around Knaresborough Castle, a key Norman stronghold, and played a role in events such as the English Civil War. Today, its medieval character, wonderful riverside views featuring the imposing Nidd Viaduct and sites like Mother Shipton's Cave make it a popular historic tourist destination.

The subject property is located in the heart of Knaresborough Town Centre in the busy Market Place, one of the key trading areas of the town which enjoys busy footflow, enhanced with its vibrant Market Day which attracts locals, many visitors and tourists. Immediate occupiers in the Market Place include Thomas the Baker and Cafe Nero, Castle Courtyard retail complex, Yorkshire Eyewear and Nord Kaffe.

The Market Place is within a short walking distance of Knaresborough Castle and The Waterfront so attracts a significant influx of tourists to the area. The market town of Knaresborough is approximately 4 miles east of Harrogate and 15 miles west of York. Nearby arterial routes include the A1, York Road A59 along with bus and rail stations nearby serving the main Leeds to York line.

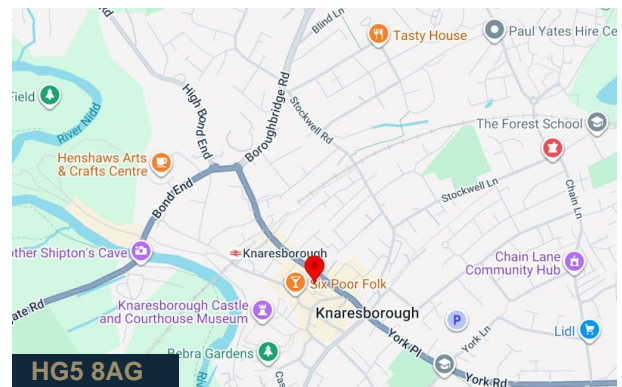
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	729	67.73	Available
Total	729	67.73	

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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