



MONTPELLIER

PROPERTY CONSULTANTS

PROPERTY PARTICULARS



TO LET

Workshop Premises (First Floor)

**24A PARK ROW, KNARESBOROUGH,
NORTH YORKSHIRE HG5 0BJ**

Approximate Net Internal Area: 906 sq.ft. (84.17 sq.m)

Location

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.

Situation

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.

Description

The property provides a ground floor entrance leading to an open plan workshop / studio on the first floor with an integral WC and kitchen facility.

Accommodation

The property provides the following approximate gross internal areas:

24a Park Row Knaresborough	Sq.ft	Sq.m.
Ground Floor entrance/store	n/m	n/m
First floor workshop	906	84.17
Total Gross Internal Area	906	84.17

Lease Terms

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

Rent

Rental offers are based at **£6,000 p.a.** exclusive of rates and all other outgoings.

Rating

We understand from web based enquiries of Harrogate Borough Council that the premises are currently rated as follows

Property Description	Rateable Value
24a Park Row Knaresborough	£3,950 UBR 2018/2019: 0.48

We understand the property may be eligible for small business rate relief with no rates payable as the rateable value is below the £12,000 threshold, depending on an occupier's status.

Interested parties are advised to contact the Local Rating Authority at Harrogate Borough Council on 01423 500600.

Energy Performance Certificate

An EPC is in the process of being obtained and will be made available by the agent.

VAT

We understand that the property is elected for VAT and hence VAT will not be chargeable on the rent.

Legal Costs

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

Viewing/Further Information

Please contact the sole letting agent:

Montpellier Property Consultants Ltd

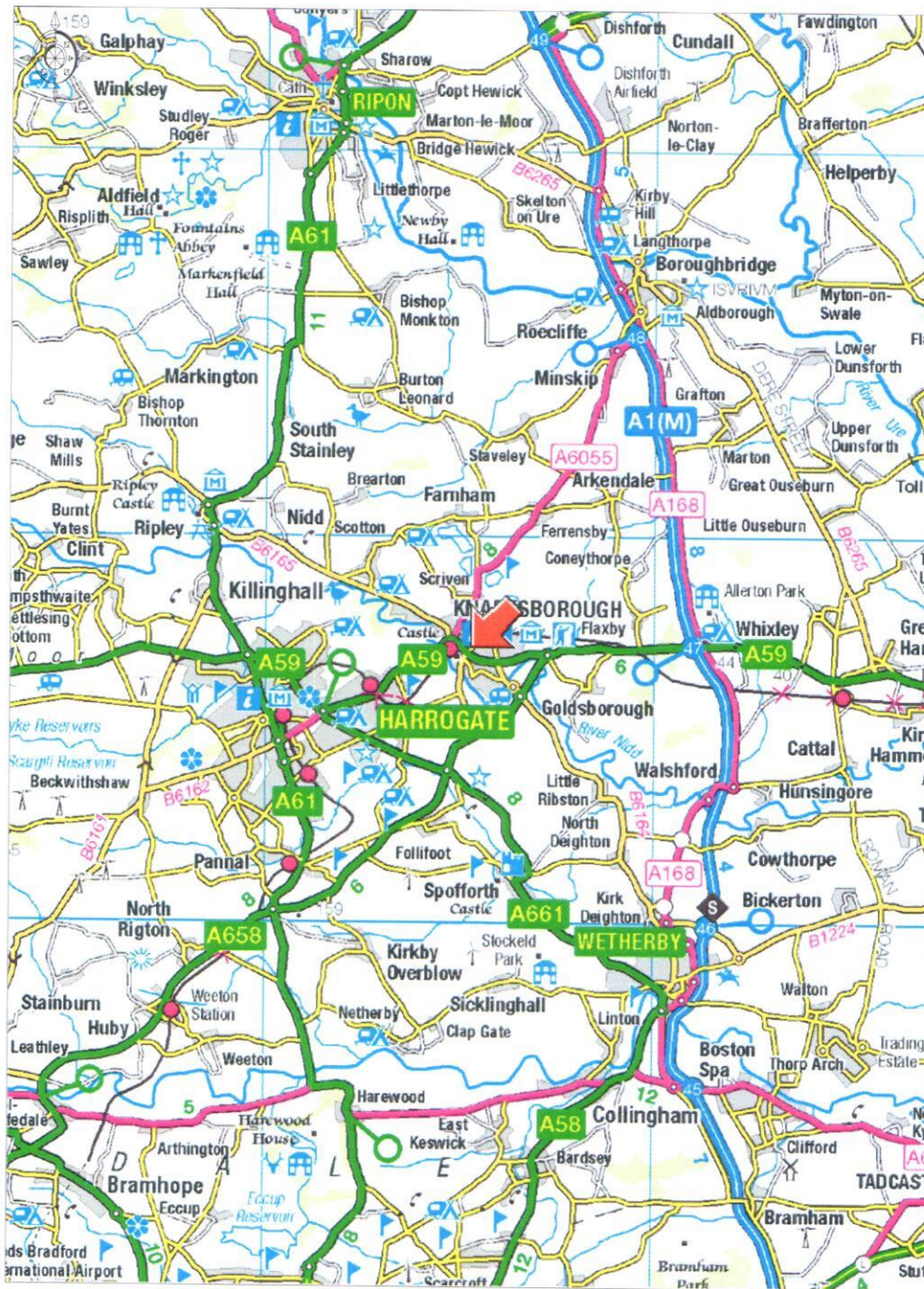
10 Montpellier Street,
Harrogate
North Yorkshire
HG1 2TQ.

Contact:

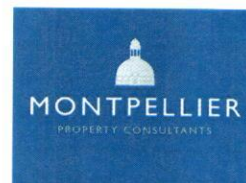
Peter Rawnsley: 01423 547912
info@montpellierproperty.com

Photos taken: March 2018
Particulars prepared: March 2018
Ref: MPC150-499

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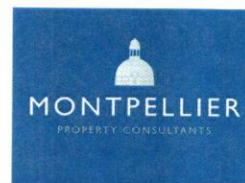
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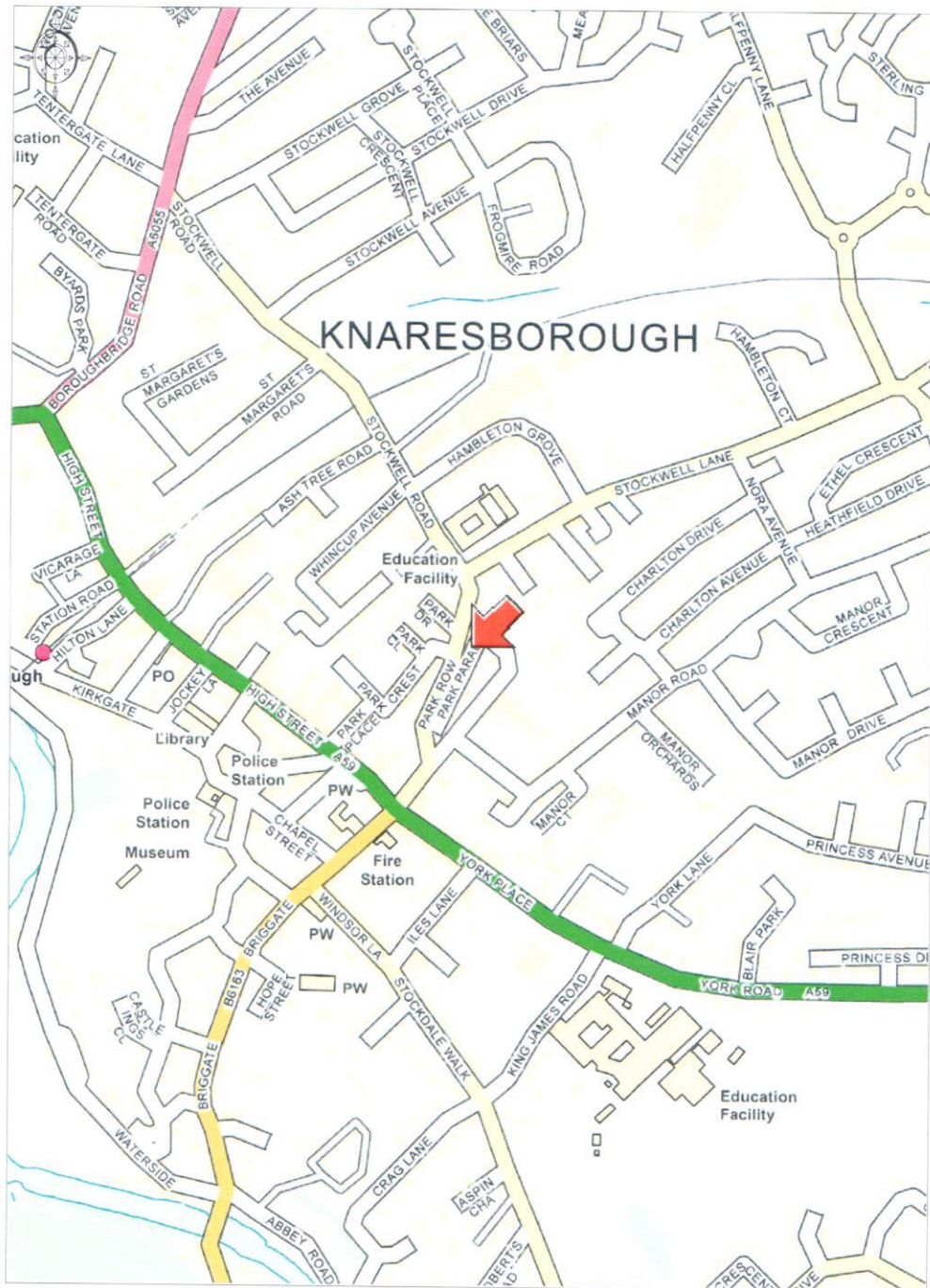
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