Unit 6 Baines House
Station Parade
Harrogate
HG1 1UF

To Let

Newly refurbished ground floor retail unit, good internal specification

Approximately 661 sq ft (61.41 sq m)

Rental: £14,000 per annum

‘The Auction House’, 8 Raglan Street, Harrogate, HG1 1LE
Tel: 01423 501211   Fax: 01423 500215
E-mail: commercial@fss4property.co.uk
www.fssproperty.co.uk
Location

The property is located close to Harrogate town centre on a highly used pedestrian thoroughfare, linking Station Parade and Bower Street. The unit is well situated being close to local traders, office users and Harrogate Bus and Train Stations.

Harrogate is an affluent spa town and is synonymous with both the tourist and conference industries and is well situated, having good road connections to Leeds, Wetherby and York.

Description

The property comprises a self-contained newly refurbished retail unit, having full height display window, fronting a pedestrianised walkway.

Internally the property benefits from having regular proportions and is fitted to a good specification to include painted plaster walls and ceiling, Category II lighting and an electric roller shutter security screen.

To the rear of the property is a WC and tea making area.

Accommodation

Approximately 661 sq ft (61.41 sq m).

Terms

The premises are to be offered by a way of a new Internal Repairing Insuring Lease for a term to be agreed at an annual rent of £14,000 per annum.

The tenant will be responsible for a fair proportion of maintenance and upkeep of the fabric of the building.

Costs

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

Rating Assessment

Rating assessment – please make enquiries directly with Harrogate Borough Council on 01423 506000.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Measurements

All measurements used in calculating areas are correct to the nearest six inches (0.15m).

Planning

Interested parties are advised to make their own enquiries in respect of planning proposals if any change of use is envisaged.

Energy Performance Certificate Reference Number is 9509 – 3055 – 0592 – 0300 - 1505 which can be viewed on www.ndepcregister.com

Viewing Arrangements

Strictly by appointment with the agent.

Code of Practice

We support the aims and objectives of the Code of Practice on Commercial Leases in England and Wales and recommend that you seek professional advice before agreeing or signing a Business Tenancy agreement. The code is available through professional institutions and trade associations or at the website www.commercialleasecode.co.uk

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