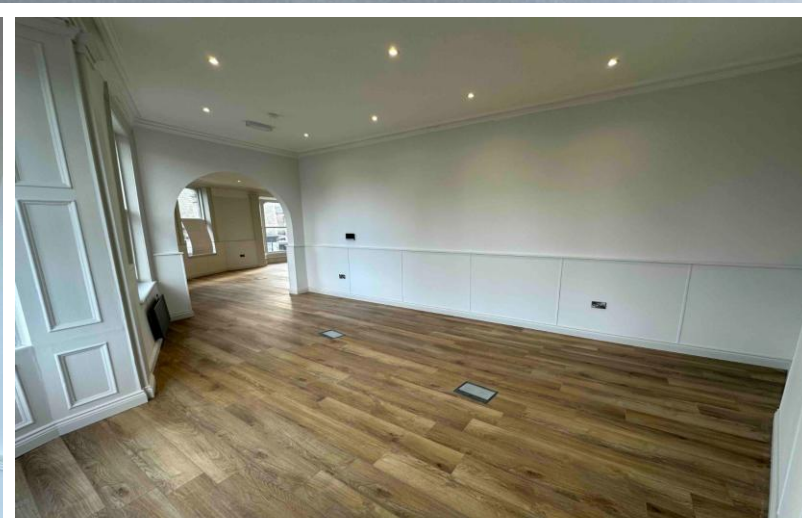


First Floor Office, 24 Station  
Parade, Harrogate  
North Yorkshire, HG1 1UE



**First Floor Office Suite**  
**Prime Town Centre Location**

**£17,500 PA**

## **Description**

The property comprises an attractive first floor office suite in a prime town centre position, enjoying panoramic views over Station Parade and Cheltenham Parade. The accommodation is accessed via a ground floor entrance, providing a professional arrival, and benefits from excellent natural light through large bay windows.

The office has recently undergone a comprehensive refurbishment and is finished to a high standard throughout, including LED spot lighting, contemporary wood-effect flooring, modern electric heating and freshly decorated internal finishes. Ancillary facilities include a newly refurbished kitchenette and WC, making the accommodation ready for immediate occupation.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: £13,250

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

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

## **Services**

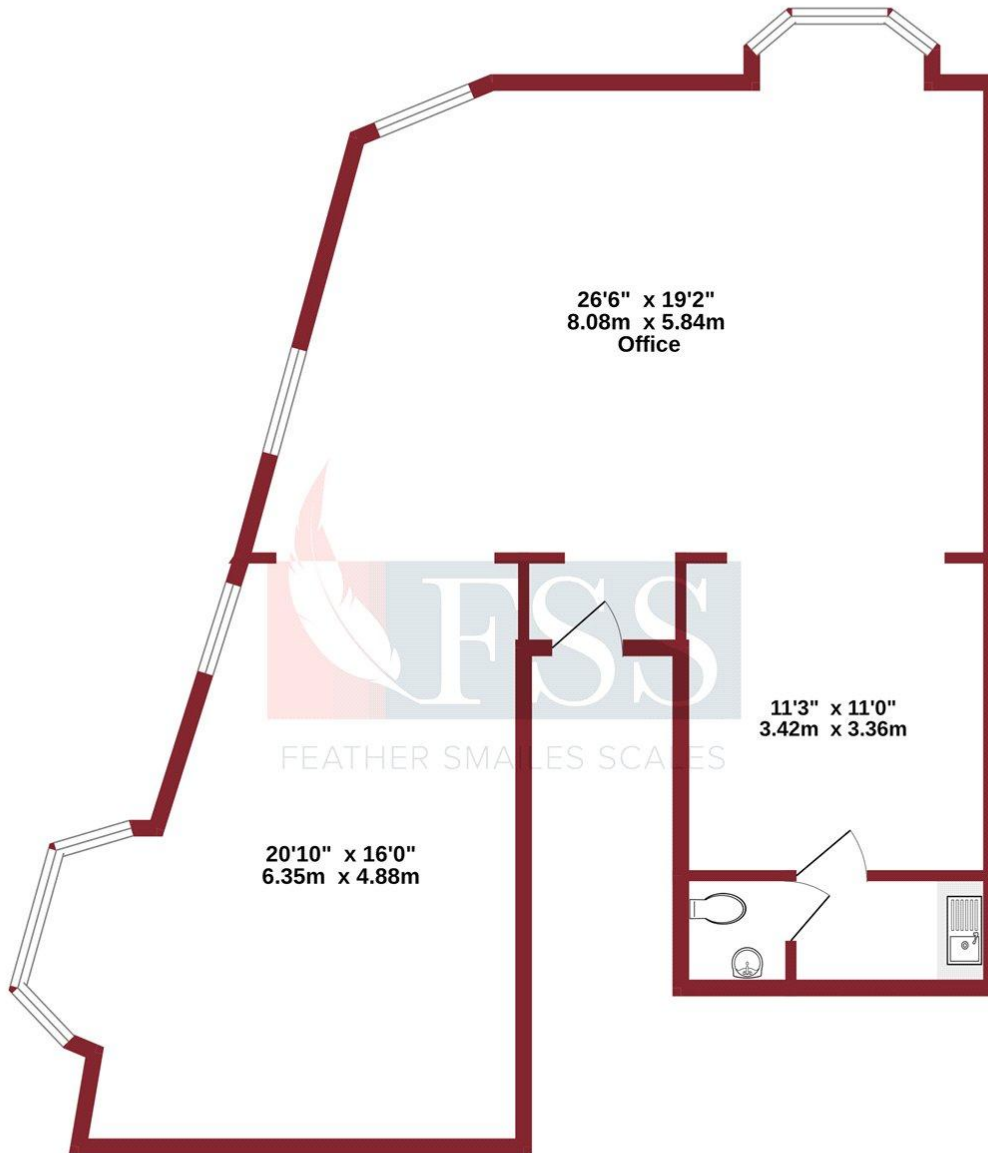
All mains services are connected to the property.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
896 sq.ft. (83.2 sq.m.) approx.

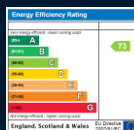


TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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