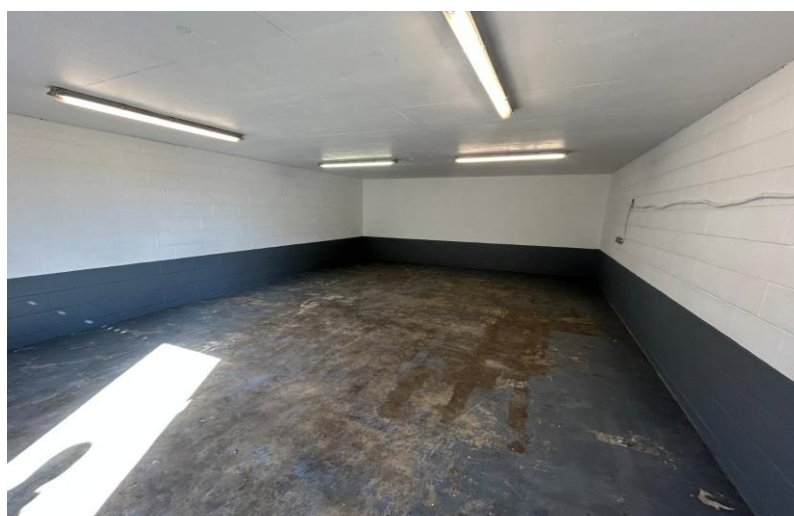
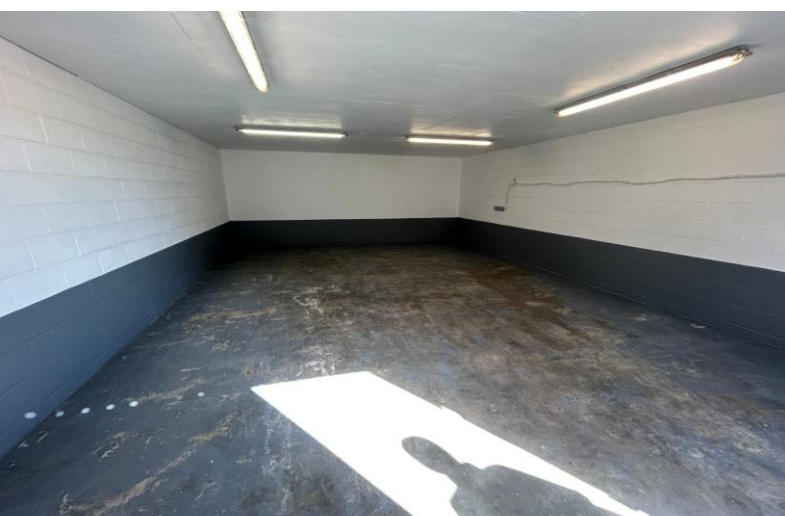


Unit 3, Crag Lane
Killinghall
Harrogate, HG3 2BD



WORKSHOP/STUDIO/STORAGE
STRIP LIGHTING AND SLIDING
DOOR ACCESS

£5,400 PA

Description

Conveniently located on Manor Farm in Killinghall, Unit 3 provides just over 568 sq. ft of commercial space.

The unit would lend itself most suited to workshop/studio or storage use and is available imminently to lease.

The unit's internal specification includes concrete floor, neutral decor, strip lighting and sliding door access.

Parking is dedicated to the front of the unit for 1-2 cars.

Terms

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

Business Rates

Rateable Value: TBC

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Legal Costs

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

Planning

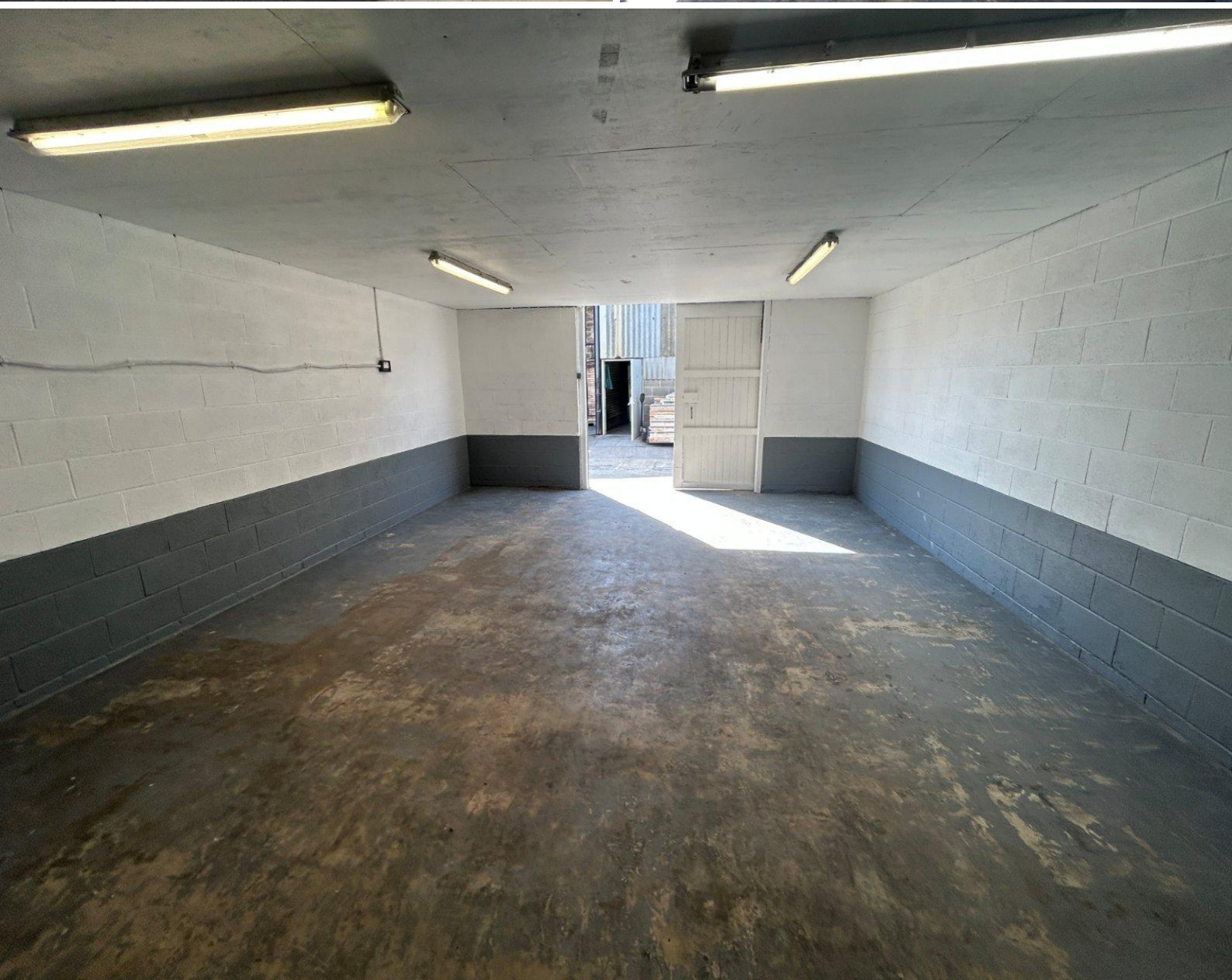
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

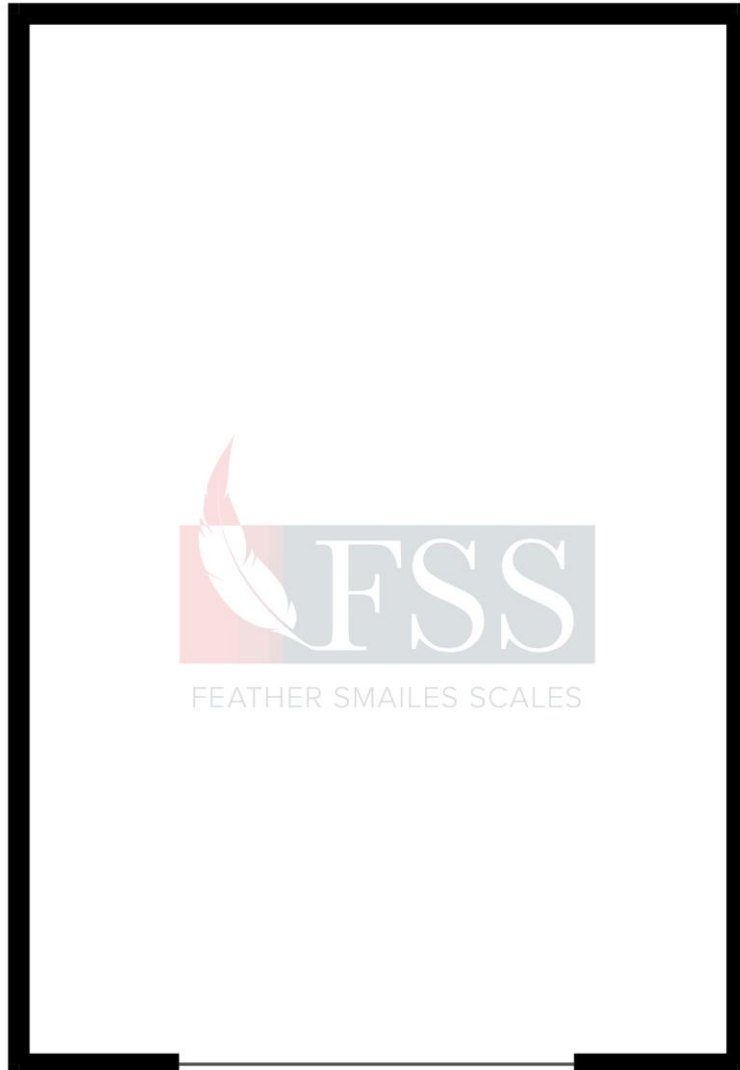
All mains services are connected to the property.

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
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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TBC

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