

**GROUND FLOOR RETAIL UNIT
IN A PROMINENT POSITION**

£10,500 PA

Description

Situated on Knaresborough Road, one of the most popular suburban retail parades in Harrogate, a ground floor shop unit with prominent frontage, totalling 541 sq. ft approx.

The property offers an open plan unit, currently split into two areas with main retail or seating area to the front and kitchen/stores to the rear. The accommodation is separated by a partition wall so could easily be altered depending on a tenant's requirements.

The current tenant has utilised the space as a sushi counter and takeaway therefore the property could be suited to a café/bakery type operator or an ordinary retailer. Strictly no hot food outlets.

Knaresborough Road is home to occupiers including: Halfords, The Secret Bakery and JFM Interiors amongst others and situated just round the corner from Harrogate Hospital.

Terms

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

Business Rates

Rateable Value: £9700

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

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

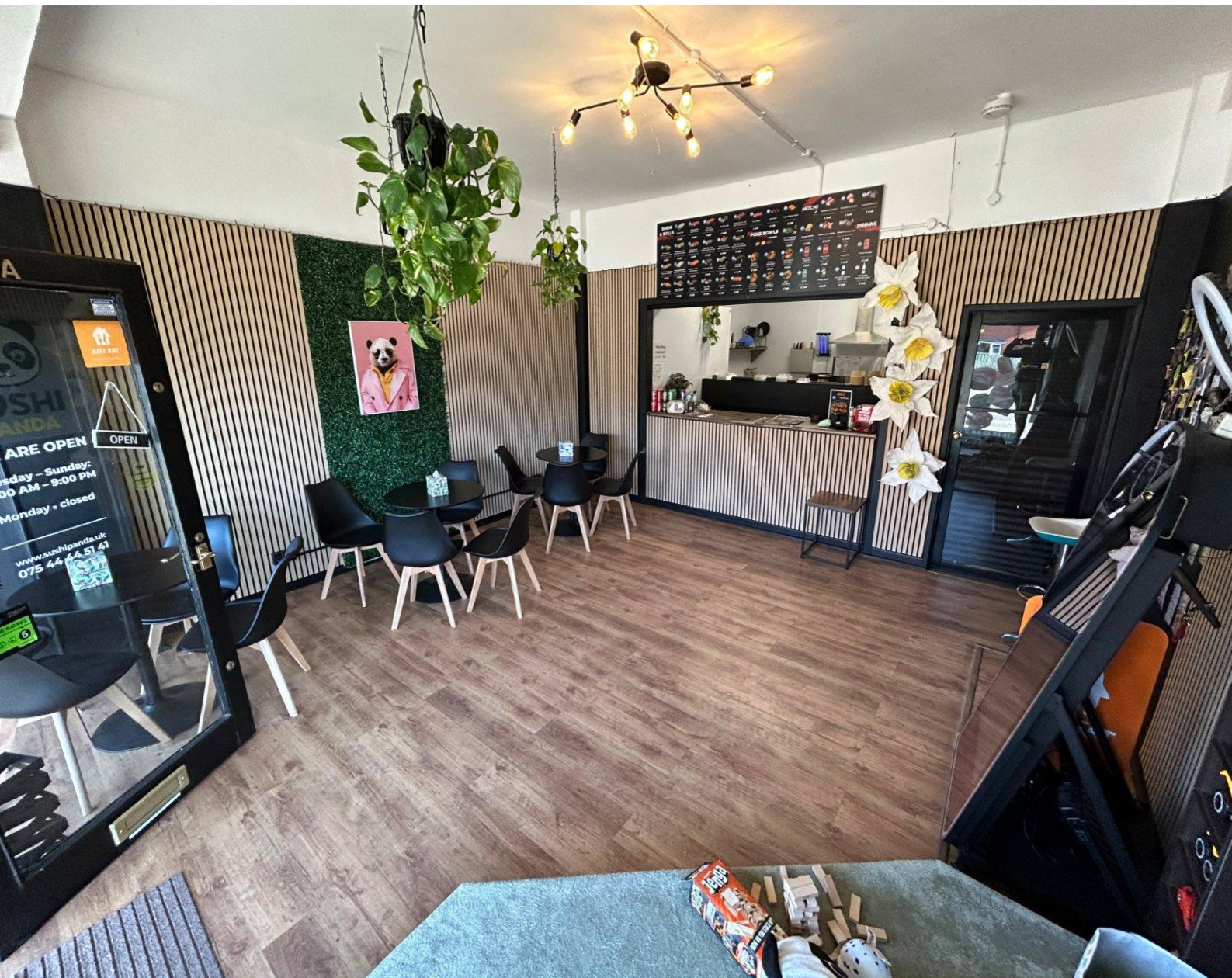
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

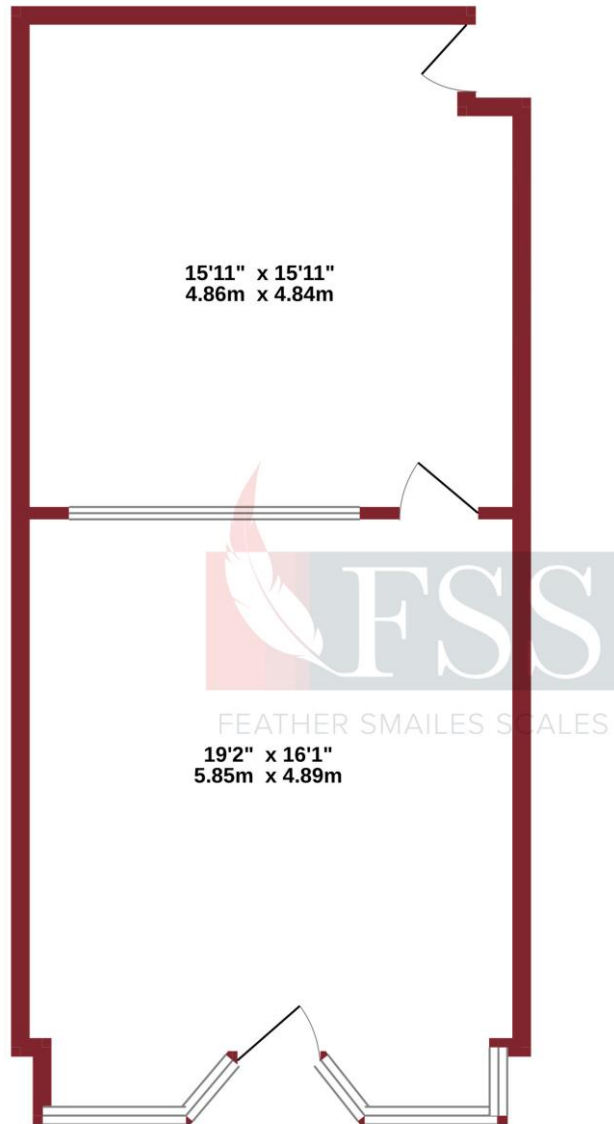
All mains services are connected to the property.

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
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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