

65 High Street, Knaresborough
North Yorkshire, HG5 0HB



**PROMINENT RETAIL PROPERTY
IN THE HEART OF THE TOWN
CENTRE**

£99,000

Description

Situated in a prominent trading position on Knaresborough High Street, this attractive freehold retail property offers an excellent opportunity for owner occupiers, investors or those seeking a well-located commercial premises in the heart of the town centre. Benefitting from a large glazed frontage, the property enjoys excellent visibility and footfall within one of North Yorkshire's most popular market towns.

The accommodation comprises predominantly open plan ground floor retail space, providing excellent flexibility for a variety of retail, café, beauty or professional service uses (subject to any necessary consents), together with a useful basement offering additional storage. Rarely do freehold retail opportunities become available in such a central location.

Terms

Freehold. The property is available to purchase freehold, with vacant possession on completion.

Business Rates

Rateable Value: £11,000

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

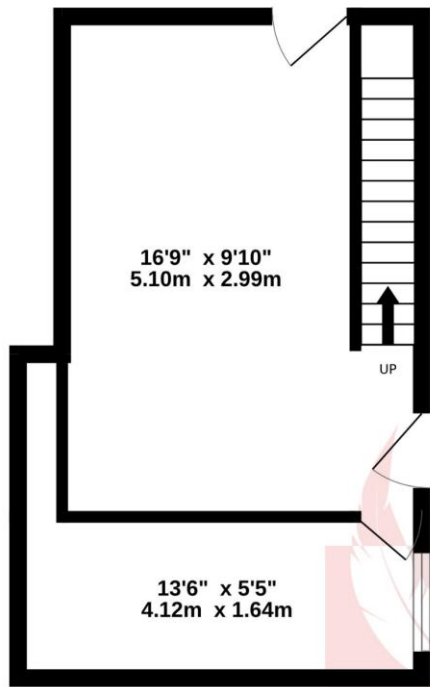
All mains services are connected to the property.

Viewing

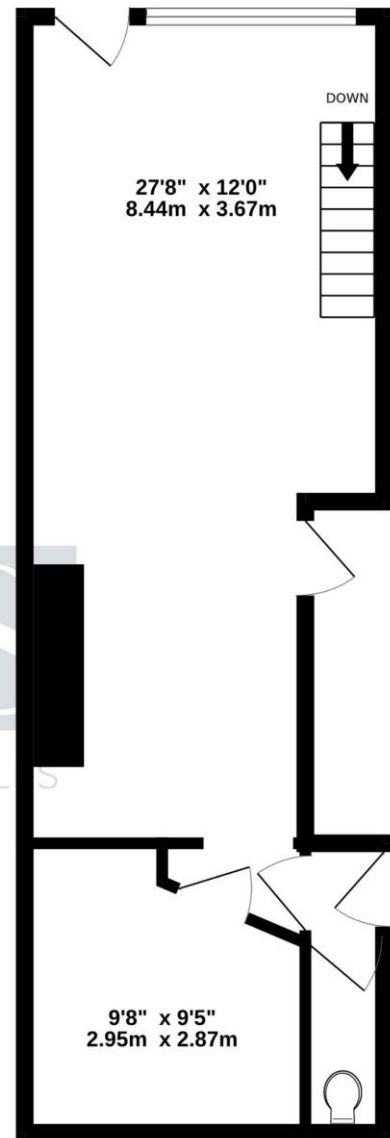
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



BASEMENT
283 sq.ft. (26.3 sq.m.) approx.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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