

*****INCENTIVES AVAILABLE*****
GROUND FLOOR RETAIL UNIT IN
PRIME LOCATION

£13,000 PA

Description

An excellent opportunity to lease a newly refurbished ground floor retail unit located in a prominent position on Commercial Street only a short walk to Harrogate's prime pedestrians shopping streets.

The unit itself has undergone a comprehensive refurbishment throughout which includes fully plastered walls, new kitchen and WC as well as a new layout. The premises have currently been left in a shell condition which allows a prospective tenant a unique opportunity to add their own fit out or request certain alterations be made prior to occupation, subject to negotiation.

The premises totals 541 sq ft and is predominantly open plan but could easily be altered.

An early viewing is strongly recommended.

Location

The premises occupy a first-class location on Commercial Street, a busy shopping street in Harrogate Town centre. The street is thriving boasting predominantly local independent shops including a butcher, jewellery shops, barbers, cafes and much more. The street has its own website so further information can be found at commercial-street.co.uk.

Terms

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

Rateable Value

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

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

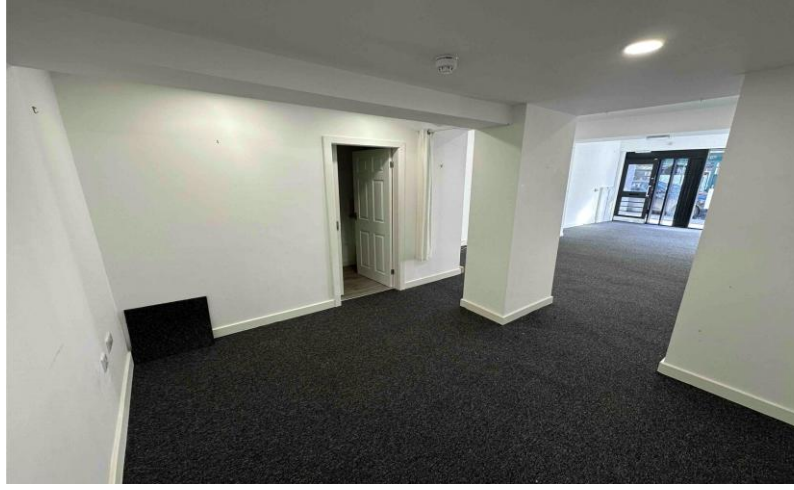
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

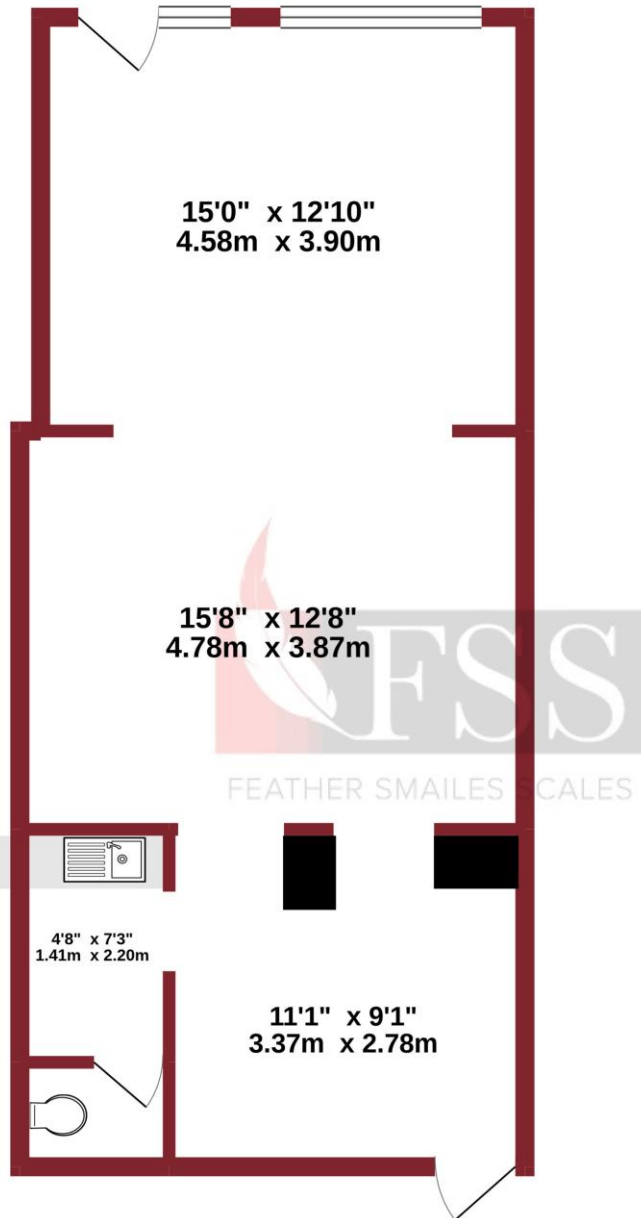
Mains water and electricity are connected to the property.

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. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 sq.m.) approx.

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