

**VERSITALE WORKSHOP  
WITH OFFICE SPACE  
ABOVE**

**£9,750 PA**

## **Description**

Close to the excellent amenities of Starbeck is this open plan workshop space over ground floor level, with office space located on the first floor.

The property itself occupies an end-terrace property on Spa Terrace, just off the main A59 road, in what is predominantly a residential area but offers an ideal workspace with good office space and facilities.

The building has benefits including: a large double door entrance, gas central heating as well as 3 phase electric. Free on street parking is also available.

## **Location**

Positioned on Spa Terrace in Starbeck the premises is in close proximity to the train Station/railway line. The location of the premises also allows for excellent road links both into Harrogate Town Centre and beyond.

## **Terms**

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

## **Rateable Value**

Rateable Value: £5400

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**

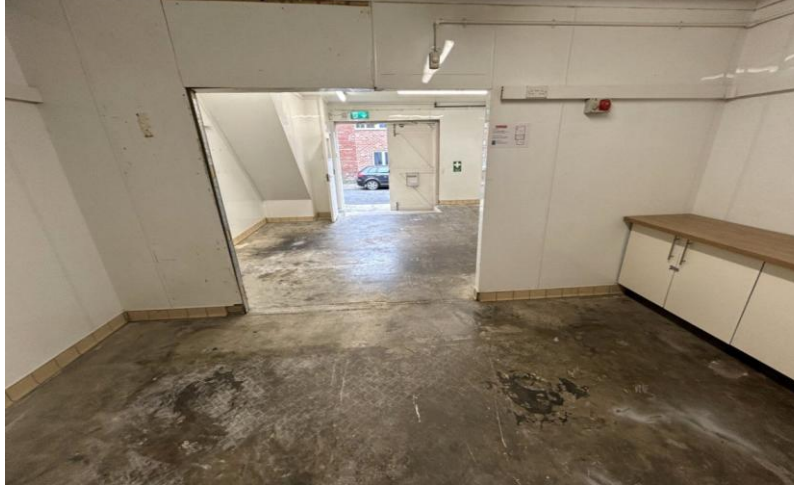
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

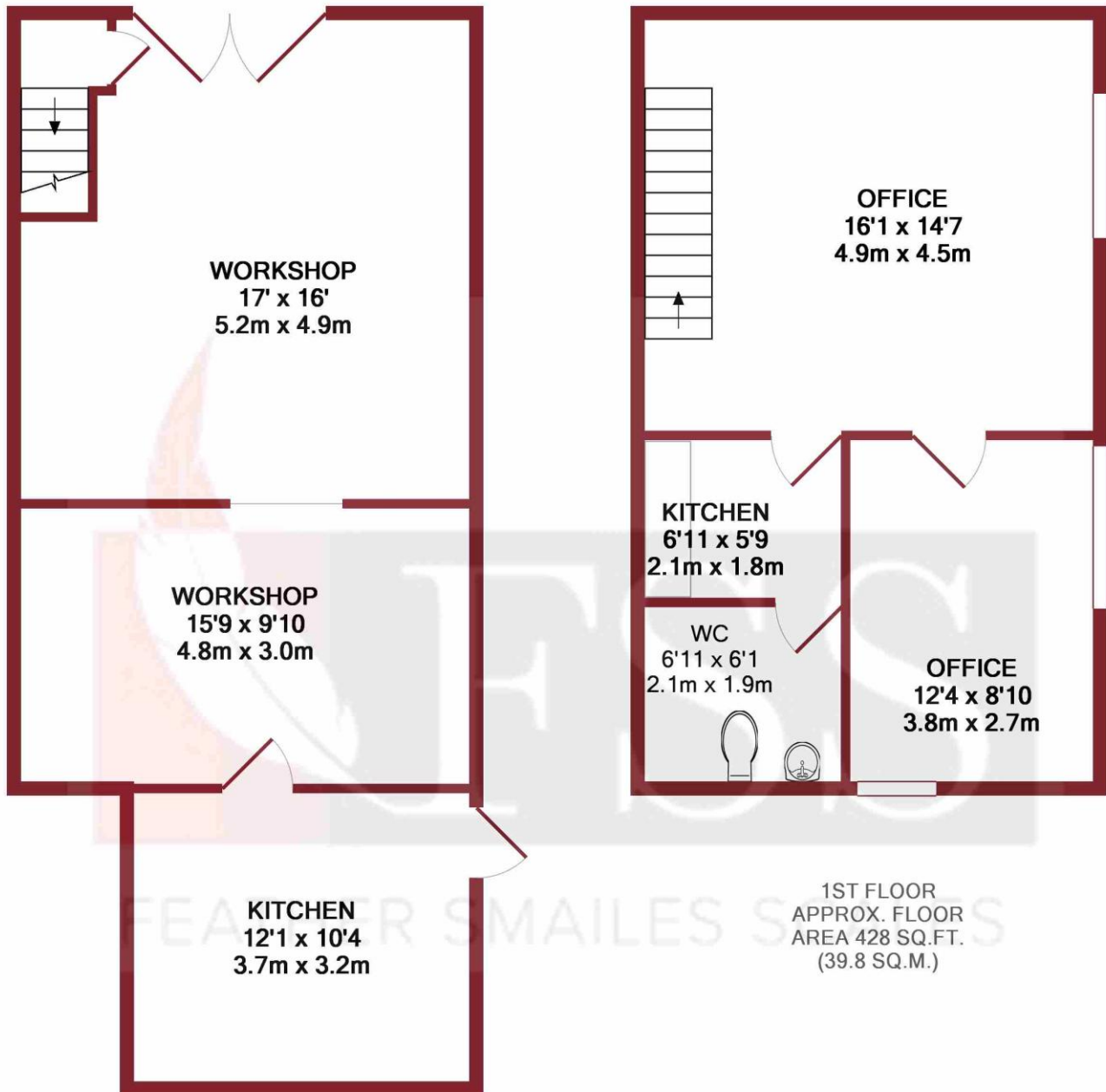
## **Services**

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**  
 APPROX. FLOOR  
 AREA 553 SQ.FT.  
 (51.4 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 428 SQ.FT.  
 (39.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)**  
 Made with Metropix ©2019

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 229713  
 www.fssproperty.co.uk  
 sales@fssproperty.co.uk  
 8 Raglan Street  
 Harrogate  
 North Yorkshire  
 HG1 1LE

