



**NEWLY REFURBISHED OFFICE SUITE
TOWN CENTRE LOCATION WITH
LED LIGHTING**

£6,000 PA

Description

Suite 6 is newly refurbished and finished to an excellent standard throughout and benefits from new carpets, LED lighting and gas central heating. A new dedicated kitchenette has also been fitted.

This particular suite offers two large open plan offices with W/C facilities to the rear. The accommodation would lend itself to a variety of professional users and is ready for immediate occupation.

Location

Located on Oxford Street immediately in Harrogate town centre and positioned on the third floor of Regal Chambers, a self-contained suite of offices.

Terms

Leasehold. The property is available to lease on new terms to be negotiated. Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is no VAT payable.

Service Charge

There is a service charge payable of approximately. £2 per sq. ft to cover the buildings upkeep and maintenance.

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

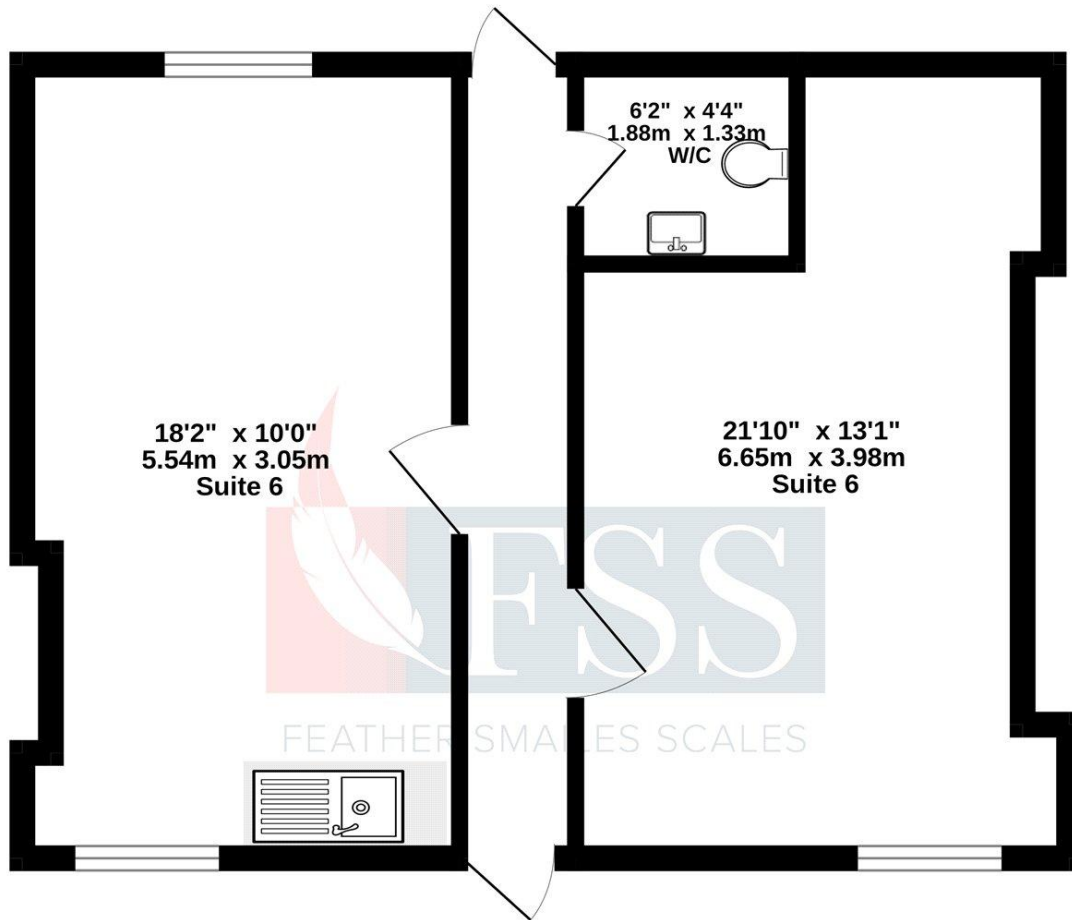
All mains services are connected to the property.

Viewing

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



SECOND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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