

APPROXIMATELY 1,310 SQ FT

DESCRIPTION

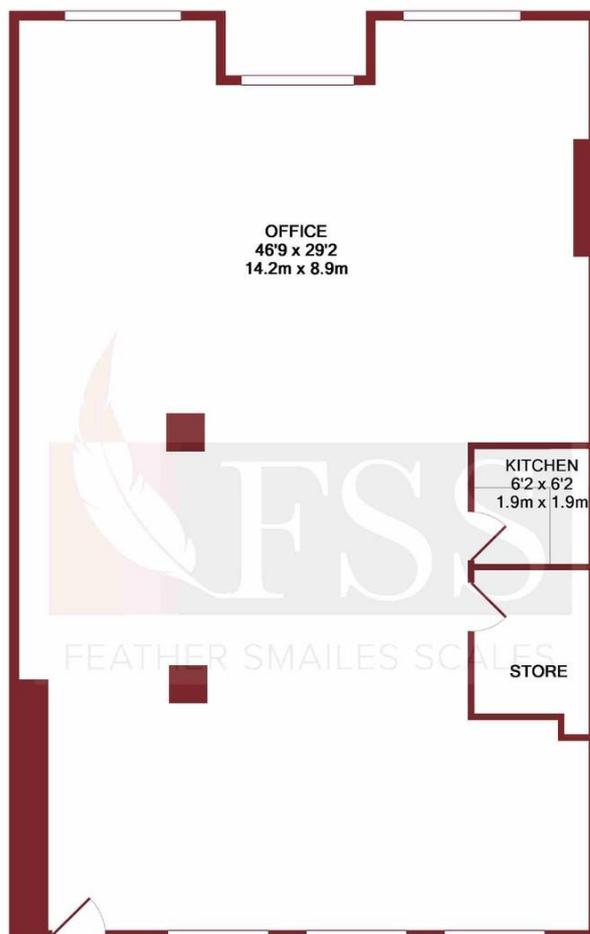
The suite is located within the recently refurbished office building with modern lifts, DDA facilities, open plan floor plate with Air conditioning and car parking provision (by separate negotiation)

Located in the centre of Harrogate, Leeds lies approximately 15 miles to the south and York 20 miles to the East. Leeds/Bradford airport is some 40 minutes by car whilst Harrogate Railway Station is approximately a 5 minute walk.

VIEWING HIGHLY RECOMMENDED TO APPRECIATE SPACE ON OFFER

OPEN PLAN OFFICE

Rent £25,000 pa



TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)
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Location and Directions

Proceed up Station Parade from the Bus Station, through the lights and Clarendon House is the Modern multi story building located at the end of the Victorian Shopping Parade with covered canopy.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: TBC

Uniform Business Rate for 2020/21: £0.512. Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

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.

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 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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