

16 Commercial Street,
Harrogate, HG1 1TY



APPROXIMATELY 1493 SQ FT

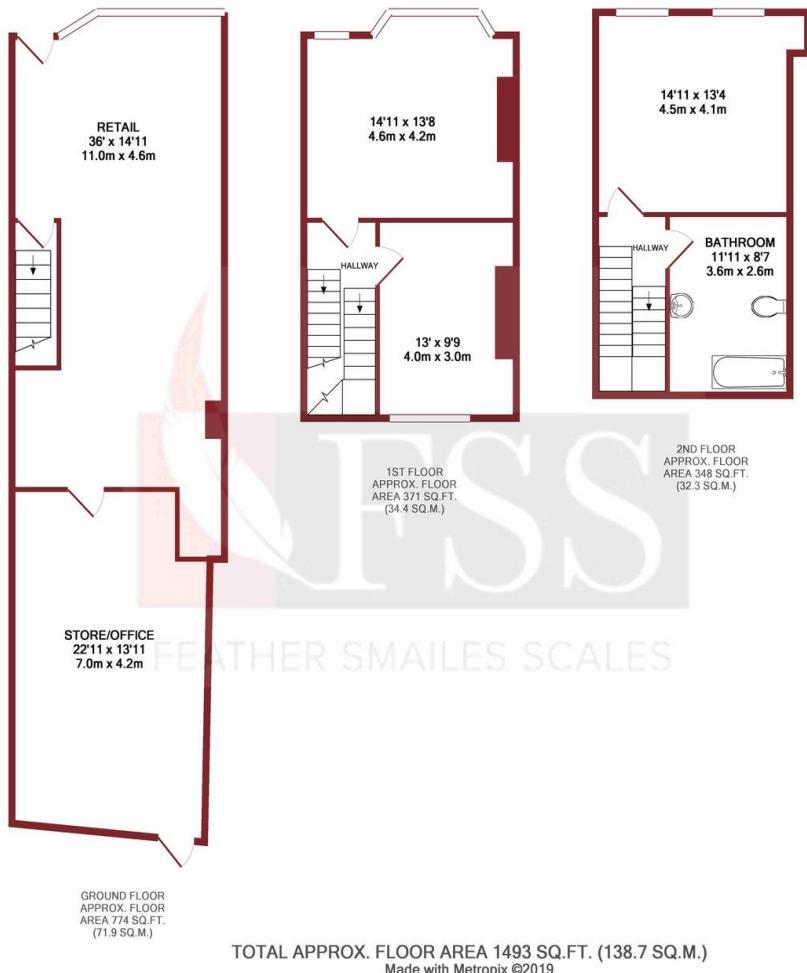
DESCRIPTION

An opportunity to lease an open plan ground floor retail space with two upper floors of storage/office accommodation on Commercial Street. Currently occupied by a barber shop the premises offers a space which would be suitable for a variety of purposes.

The subject premises are in immediate proximity to the heart of Harrogate's prime shopping district offering affordable space in a busy location and benefitting from being close to the railway and bus stations, as well as town centre car parks.

TOWN CENTRE RETAIL
SPACE OVER 3 FLOORS

Rent £17,000 PA



Location and Directions

The premises occupy a first-class location on Commercial Street, a busy secondary shopping street in immediate proximity to several complementary retailers including several charity shops, the renowned Harrogate Cheese Board and Panasonic TV Centre.

Tenure

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

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Rates

Rateable Value: £16,250.
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

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

Strictly by appointment with the agent Tel: 01423 501211.

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