



APPROXIMATELY 1493 SQ FT

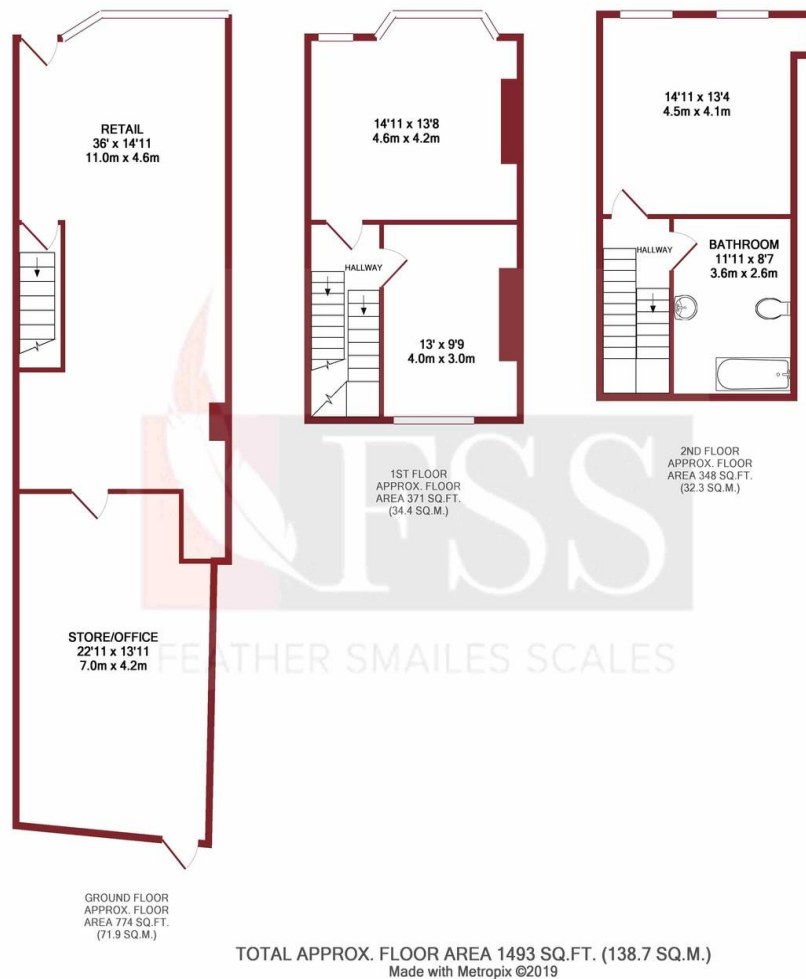
**DESCRIPTION**

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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