



Arville Works, Prospect Road, Harrogate, HG2 7PB
£60,175 Per Annum



Description

An opportunity to lease a substantial warehouse with trade counter use in a prominent position located just off Starbeck High Street and close to the Railway Station. The premises have been occupied by Buildbase for many years and would suit other similar businesses as well as a variety of other users.

The property itself is currently fitted out with a large trade counter area to the front totalling approximately 3,000 sq ft which offers an excellent retail front and some office space. The rest of the property then includes open plan warehouse space totalling approximately 9,500 sq ft with excellent eaves height and large roller shutter door.

Externally the premises offer extensive parking and yard space with secure perimeter fencing around the boundary and gated entry to the front of the premises.





Location

The premises are located in a busy mixed-use area in Starbeck, located just off the main High Street and close to the railway station, offering excellent access to and from Harrogate as well as to areas further afield.

Tenure

The property is available by way of an assignment of the existing lease dated 17th December 2004 which expires on 16th December 2029. Alternatively, a sub-lease may be considered by negotiation.

Rateable Value

Rateable Value: £42,500.

Uniform Business Rate for 2022/23: £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

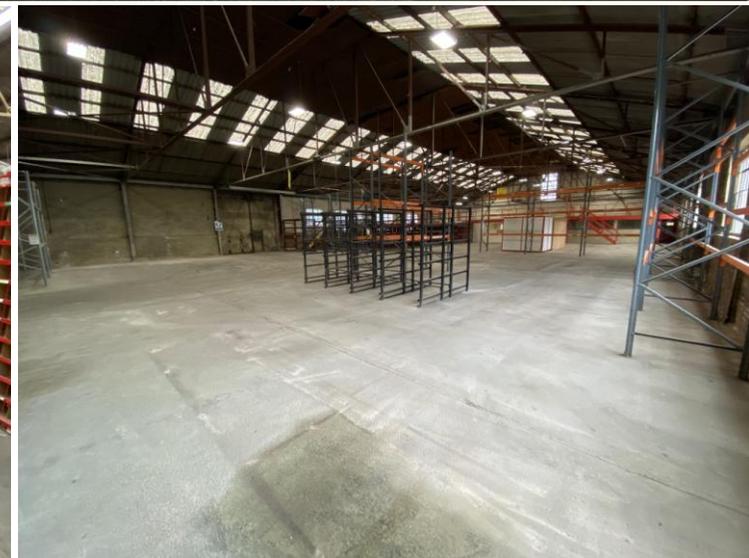
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

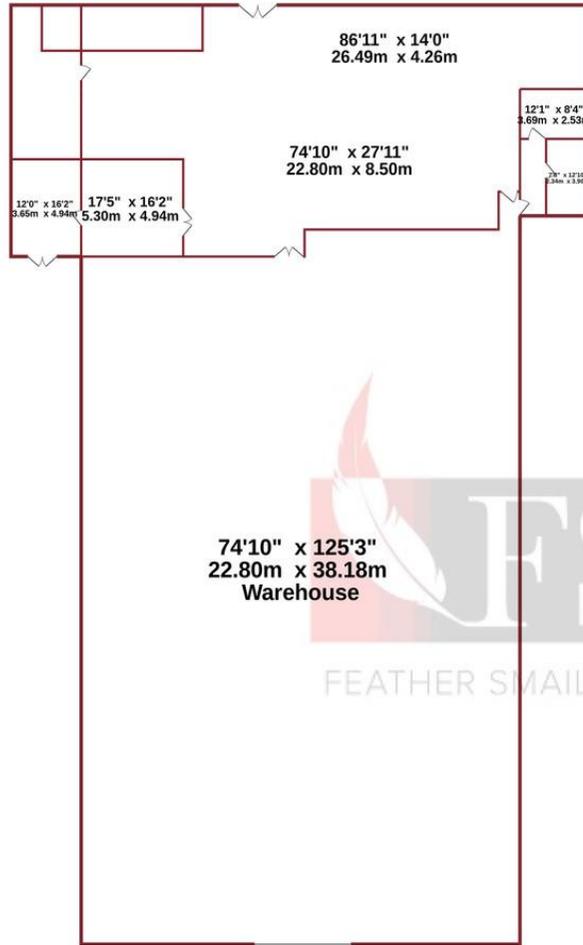
Viewing

Strictly by appointment with the agent Tel: 01423 501211.





GROUND FLOOR
12621 sq.ft. (1172.5 sq.m.) approx.



1ST FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



74'10" x 125'3"
22.80m x 38.18m
Warehouse



TOTAL FLOOR AREA : 14200 sq.ft. (1319.2 sq.m.) approx.
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01423 501211
www.fssperty.co.uk
sales@fssperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

