



APPROXIMATELY 717 SQ FT

## DESCRIPTION

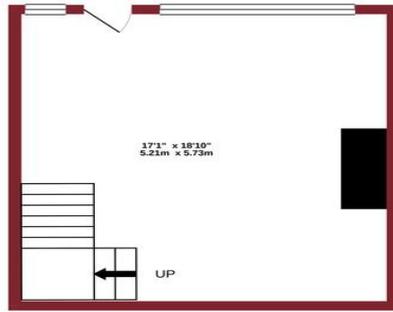
An opportunity to lease an open plan ground floor retail space with excellent first floor office accommodation on Commercial Street. The premises offer a space which would be suitable for a variety of purposes and has been occupied by Rafi's Spicebox for several years.

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. Benefits include modern specification and kitchen and WC facilities to the first floor.

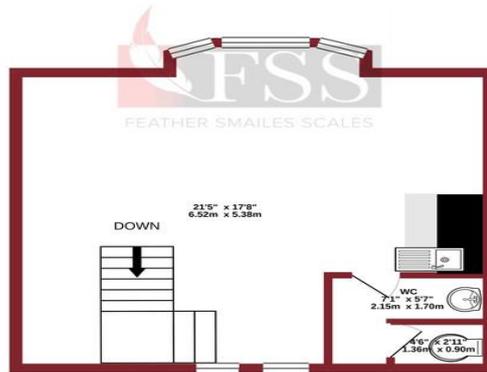
**TOWN CENTRE RETAIL SHOP**

**Rent: £13,500 P/A**

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.  
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## Location and Directions

The premises occupy a first class location on Commercial Street, a busy secondary shopping street in immediate proximity to a number of 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.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Rates

Rateable Value: £10,250.  
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.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## 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

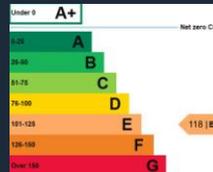
All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent  
Tel: 01423 501211.

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