

APPROXIMATELY 1,899 SQ FT

### DESCRIPTION

Within close proximity to Harrogate town centre is an opportunity to lease part of a substantial retail premises located on Bower Road. The property is of traditional stone construction with a large and prominent frontage and has undergone extensive renovation in the past and so is in excellent condition.

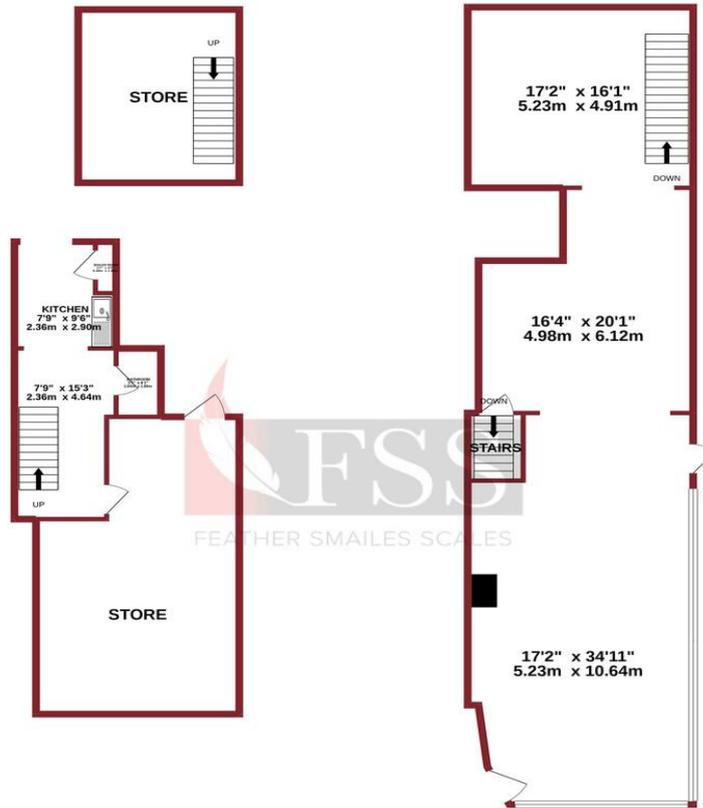
Internally the unit has been left in a neutral condition and offers open plan retail space over ground floor as well as further retail/storage space to the lower ground floor. The lower ground floor also includes WC and kitchen facilities.

**RETAIL UNIT OVER  
2 FLOORS**

**£19,000 Per Annum**

BASEMENT LEVEL  
757 sq.ft. (70.3 sq.m.) approx.

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 sq.m.) approx.  
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## Location and Directions

The premises occupy a prominent trading position on the corner of Bower Road and Mayfield Grove with direct access onto the bottom of Station Parade. The unit is in close proximity to Harrogate town centre including the transport links offered by the bus and train stations.

## Tenure

The premises are available by way of an assignment of the existing lease which expires in September 2022.

## Rates

Rateable Value: TBC.  
Uniform Business Rate for 2020/21: £0.512.

As per the Government Budget announcement this property is eligible for 100% rate relief for the 2020/21 financial year. 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.

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