



APPROXIMATELY 644 SQ FT

DESCRIPTION

An opportunity to lease a lower ground floor retail space located just outside Harrogate town centre in excellent condition and ready for almost immediate occupation.

The property is currently occupied and has been for some time by a hairdressers and would be ideally suited to similar uses having the infrastructure already set up. However it would also suit a variety of other uses. The premises are predominantly open plan but benefit from a treatment room to the rear as well as separate WC and kitchenette facilities.

**LOWER GROUND FLOOR
RETAIL SPACE**

Rent £9,500 PA

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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Location and Directions

Cheltenham Mount is located close to the prime retailing areas of Commercial Street and Cheltenham Mount with its cosmopolitan mix of shops, restaurants and residential dwellings. The subject premises are also located close to the Conference Centre and just a stones throw away from the bustling town centre.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: £6,000.

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.

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

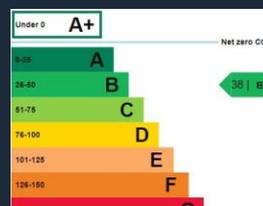
All mains services are connected to the property.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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