



APPROXIMATELY 908 SQ FT

DESCRIPTION

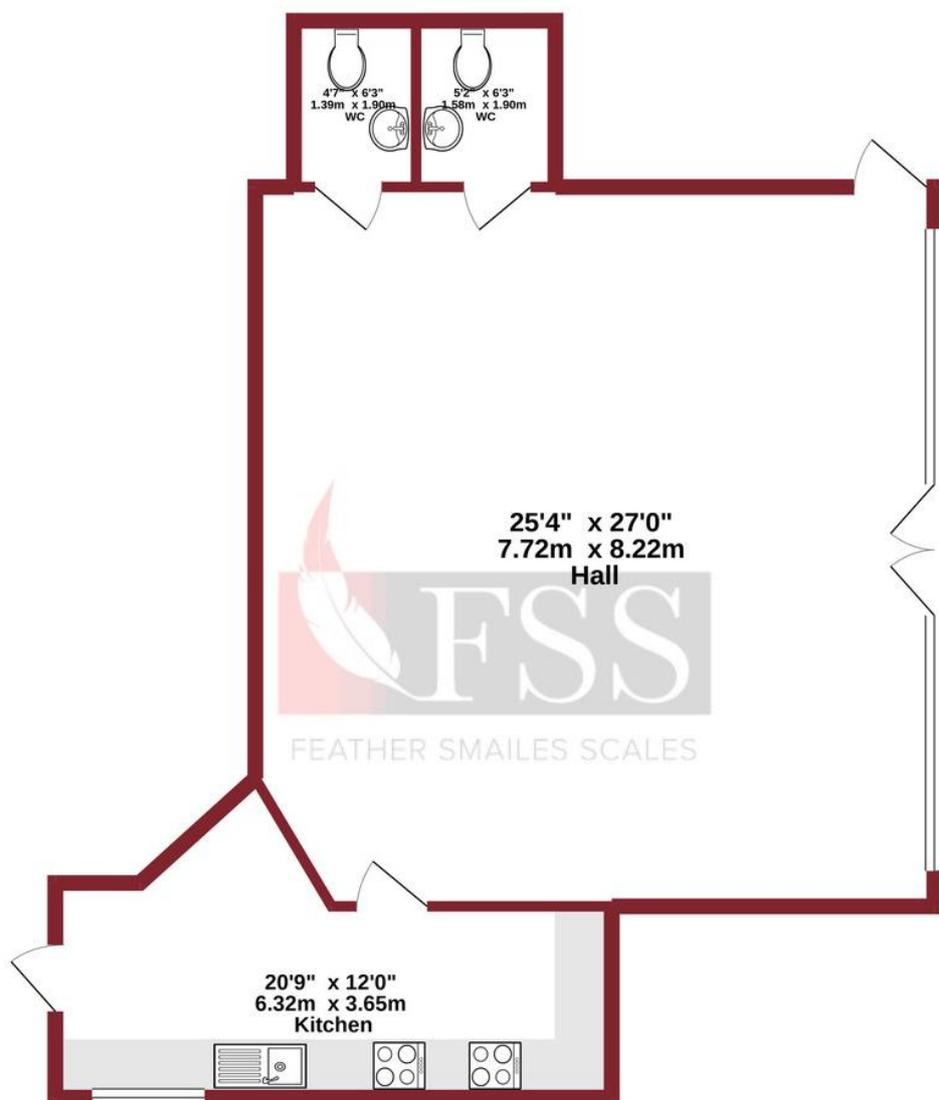
The subject premises offers a unique opportunity to lease a large hall, located to the front of Trinity Road Methodist Church. The area is seldom used by the Church and so would be available to rent for up to 3 days per week, the exact days would be up for negotiation.

The space itself totals approximately 700 sq ft and would suit a variety of users ranging from leisure, educational use and much more. Benefits include both male and female WC facilities and a fully operational kitchen facility. The premises are available for £150 per day on an all inclusive basis but any prospective tenant would be expected to leave the space clean and tidy after use.

CHURCH HALL TO LEASE

Rent £150 Per Day

GROUND FLOOR 908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.
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Location and Directions

Situated on the sought-after South side of Harrogate and within close proximity to the town centre with it's excellent array of shops, bars, restaurants and within walking distance of the famous Stray. Due to the position it is ideally situated for travel to Leeds, York and beyond, with good transport links for both road and rail.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: TBC.
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.

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EPC NOT
REQUIRED

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