FSS

QUALITY TRUST VALUE

14 Raglan Street, Harrogate, HG1 1LE

IMMEDIATE TOWN CENTRE OFFICE ACCOMMODATION OVER FOUR FLOORS

Rent £19,500 PA

Description
The premises occupies a large inner terrace office property on Raglan Street, an area widely known as the town's main professional quarter, with numerous estate agents, solicitors and accountants located within the immediate area.

The property itself offers office accommodation over 4 floors, with a good mix of open plan and divided spaces. The floorplan overleaf illustrates the property layout. Internally the premises benefits from dedicated kitchenette and WC facilities.

The premises also benefits greatly from 2 dedicated car parking spaces to the rear.

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

Tenure
Leasehold. New terms to be negotiated.

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.

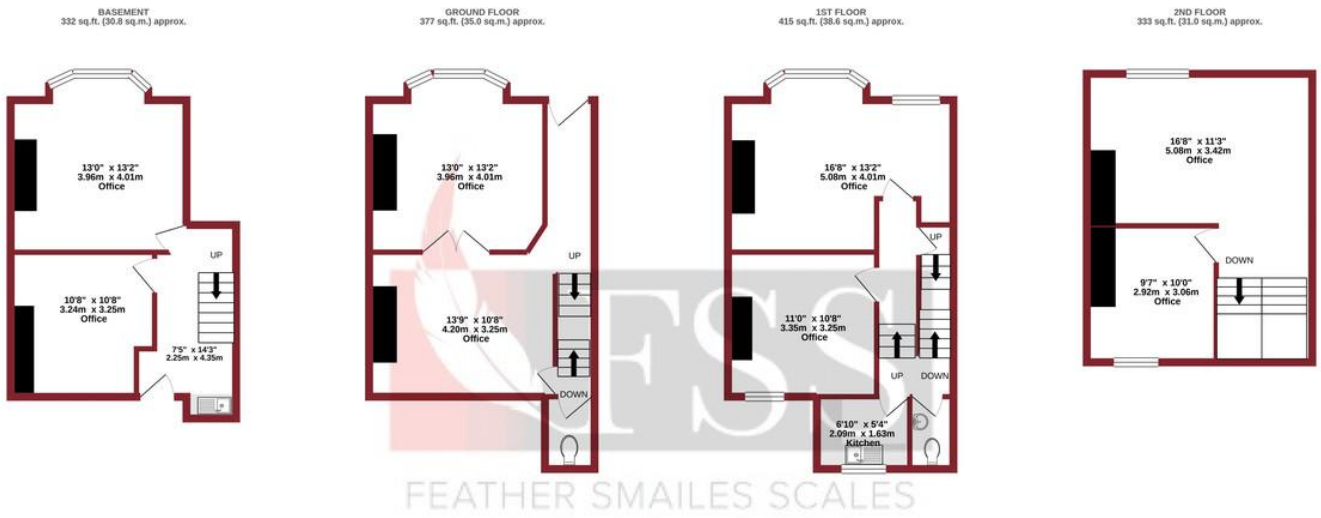
Rates
Rateable Value: £10,500.
Uniform Business Rate for 2020/21: £0.512.
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

Services
All mains services are connected to the property.

VAT
All figures quoted are deemed exclusive of VAT where applicable.

Directions
Proceeding South on Station Parade/A61 towards Albert Street, take a right immediately after the Everyman Cinema onto Raglan Street where the premises can be found on the right hand side after our own offices.

Viewing
Strictly by appointment with the agent Tel: 01423 501211.

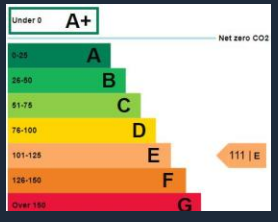


TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Made with Metropix ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earnt us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
commercialdept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove find your happy
OnTheMarket.com
TDS Tenancy Deposit Scheme member
nava | propertymark PROTECTED
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman