

139 Wetherby Road,
Harrogate, HG2 7AA



**GROUND FLOOR UNIT
READY FOR OCCUPATION**

Rent £12,000 PA

Description

The subject property offers a ground floor retail unit located on Wetherby Road just off the traffic like junction with Hookstone Chase. The property is in an excellent position only a short drive from Harrogate Town centre but also offering access out of Harrogate and to areas further afield via Wetherby Road.

Internally the premises are in excellent condition and comprise of a main open plan retail area to the front with 2 rear rooms currently used as treatment rooms as well as kitchen and WC facilities. The premises would suit a variety of different occupier types. Additional benefits includes forecourt car parking.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: £7,200.

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.

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Viewing

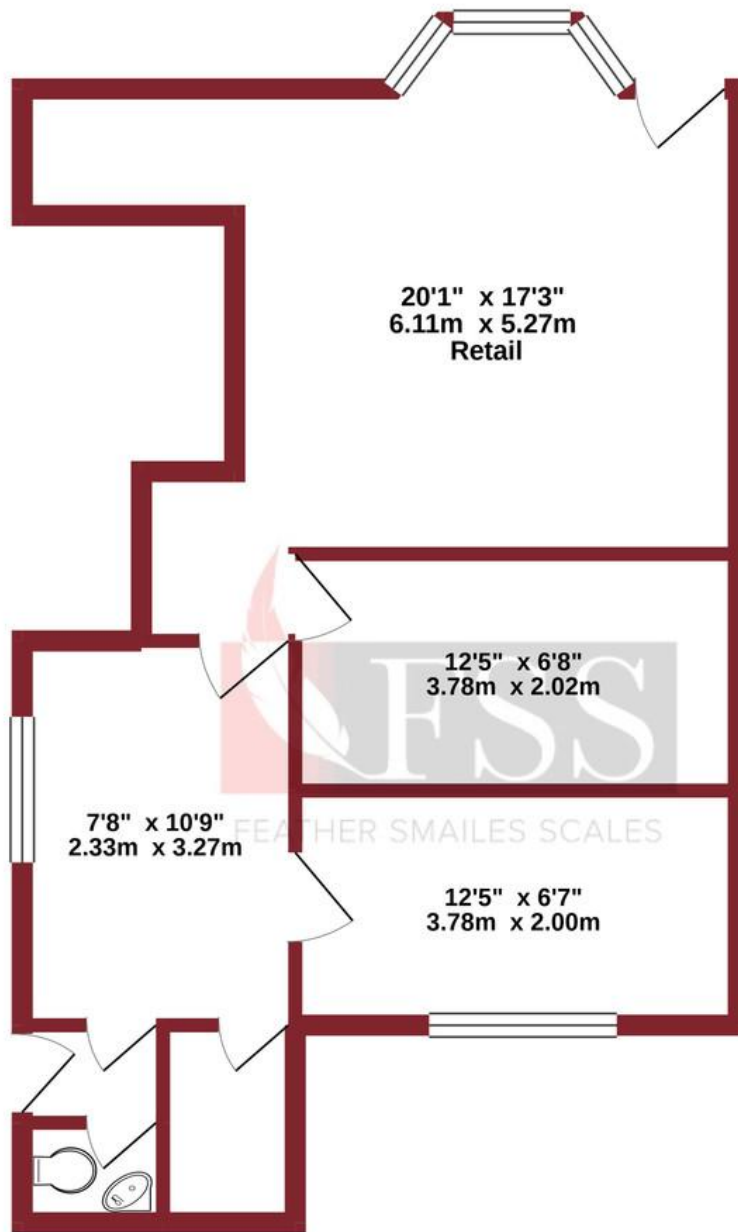
Strictly by appointment with the agent Tel: 01423 501211.

Directions

From Station Parade in Harrogate town centre continue in the left hand lane to the junction with York Place. Turn left into York Place. Continue to The Empress roundabout and in the right hand lane take the third exit into Wetherby Road. Continue and the property is on the left hand side, immediately after the petrol station.



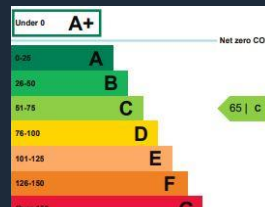
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.
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