FSS
QUALITY TRUST VALUE

14 Cold Bath Road, Harrogate, HG2 0NA
Rent £35,000 Per Annum

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GEORGIAN GRADE II LISTED OFFICE BUILDING PROVIDING OFFICE ACCOMMODATIOB OVER 5 FLOORS

Description

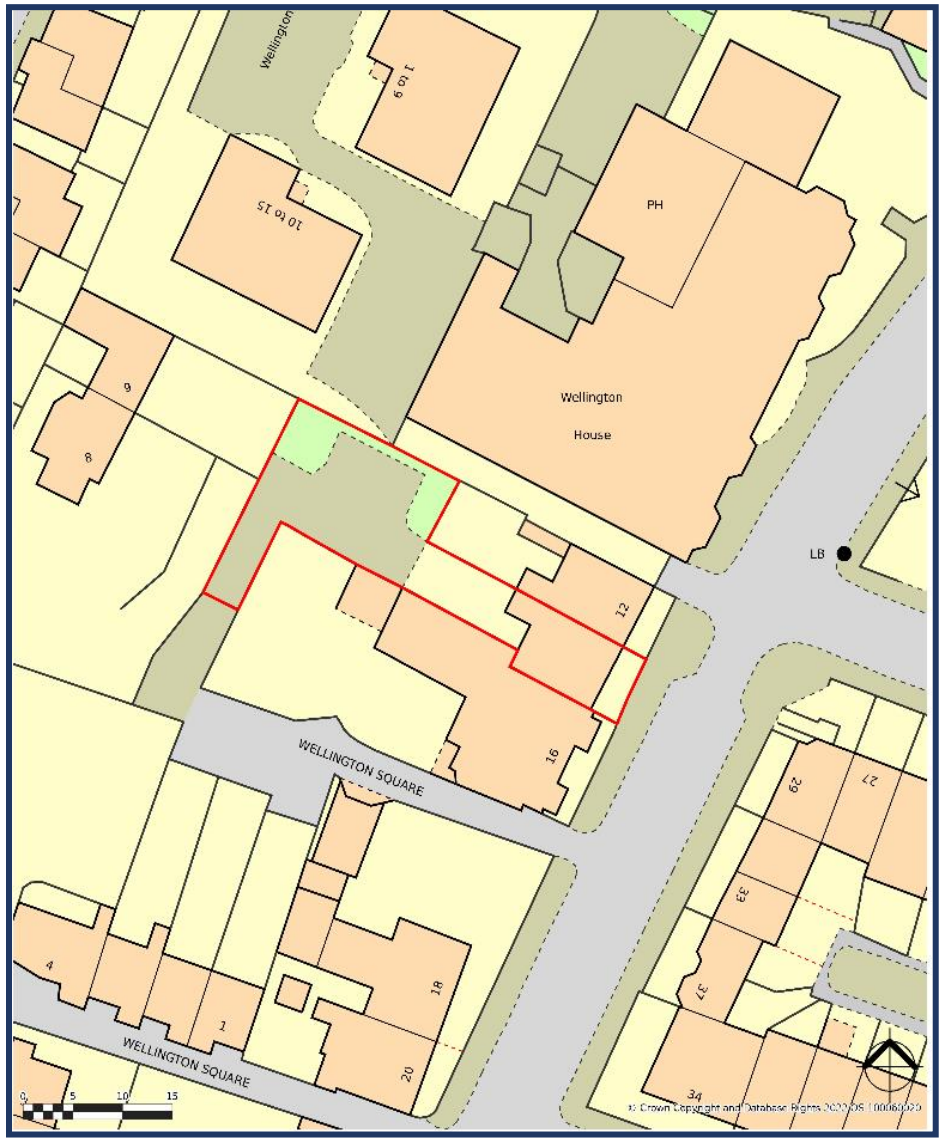
An immaculately restored, former Georgian Grade II Listed residence converted to office use many years ago available to lease immediately and ready for occupation.

The building overall offers over 2,800 sq ft of office space over 5 floors with additional dedicated rear car parking, a dedicated board room in addition to a number of individual offices, all beautifully decorated.

Whilst the building retains many of it's original features, it has been upgraded over the years to suit the modern day occupier, with benefits to include; modern cabling and IT capability.

With prominent frontage onto Cold Bath Road, the premises would suit a business looking for a relocation or new headquarters at the heart of Harrogate Town Centre yet close to the main road network.

VIEWING HIGHLY RECOMMENDED TO APPREICATE THE SPACE ON OFFER.



Location
Cold Bath Road is a thriving area of Harrogate with a blend of individual retail outlets, so conveniently placed with easy proximity to the town centre. The property is located in low Harrogate close to Montpellier Street and specialist shops on both Royal Parade and Montpellier Parade where nearby occupiers include William and Victorias Wine Bar, Elaine Phillips Antiques, Quantro Restaurant, The Old Bell Tavern and the Fat Badger and Crown Hotel.

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

Rateable Value:
Rateable Value: £12,250.
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.

Services
All mains services are connected to the property.

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

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

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

TOTAL APPROX. FLOOR AREA 2846 SQ.FT. (264.4 SQ.M.)

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EPC NOT REQUIRED

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