

**FIRST FLOOR OFFICE
UNDERGOING FULL
REFURBISHMENT**

Rent £16,500 PA

Description

An opportunity to lease office accommodation on the first floor of Regent House, a substantial period property in the heart of Harrogate's professional quarter in Harrogate town centre. Units very rarely come available in this particular building, and an early viewing is strongly recommended to avoid missing out.

The premises are currently undergoing a comprehensive refurbishment, which will include opening the space to provide more open plan accommodation, new carpet and décor among other improvements. However, the landlord would be open to changing plans to suit individual requirements, or incentives may be available.

The office benefits further from one dedicated car parking space to the rear of the property that is included in the rental.

Tenure

Leasehold. New terms to be negotiated.

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.

Rates

Rateable Value: £8,600.

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

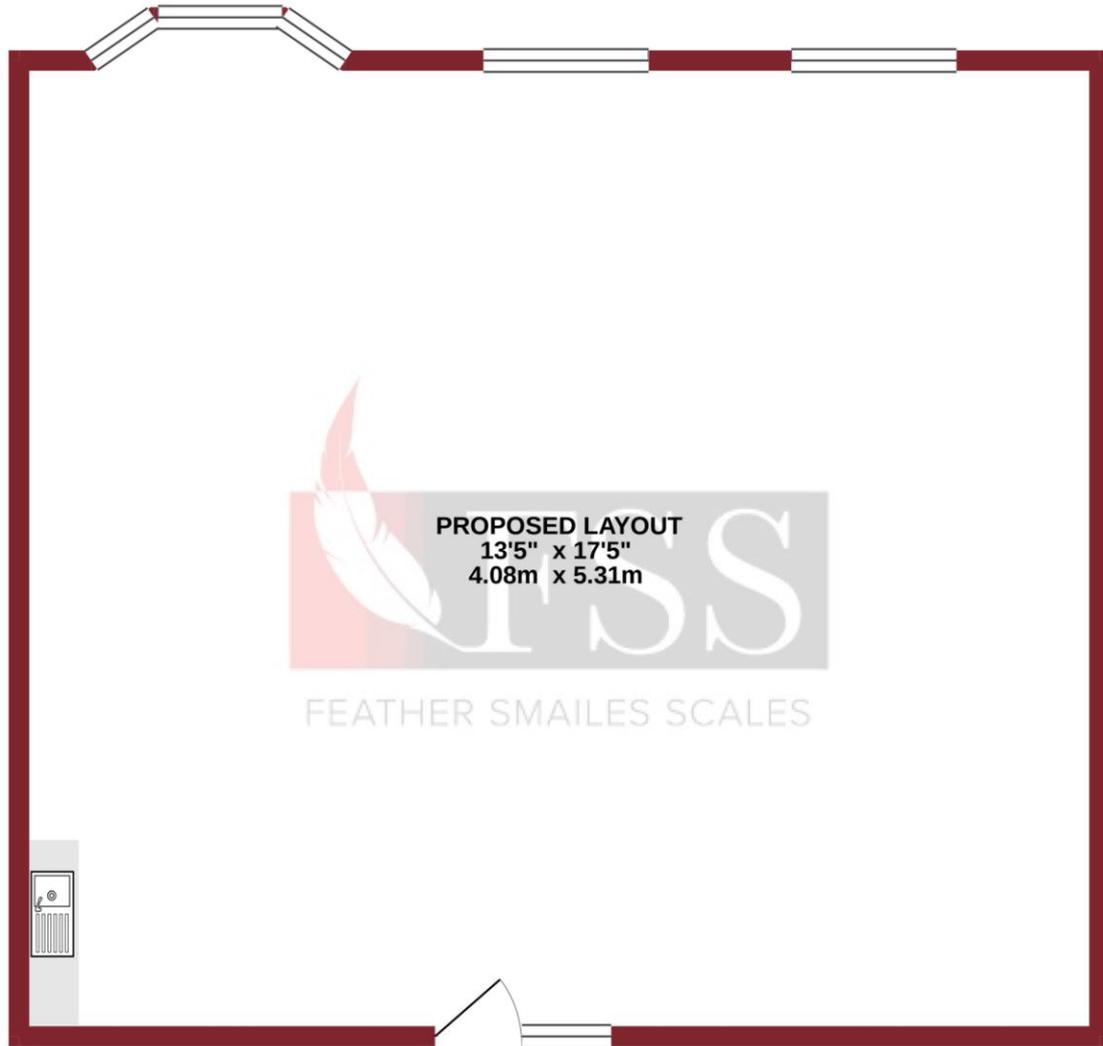
Proceeding South on Station Parade/A61 towards Cambridge Street, just before the Everyman Cinema turn right onto Albert Street where the premises can be found on the left hand side identified by our To Let board.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.



FIRST FLOOR
875 sq.ft. (81.3 sq.m.) approx.

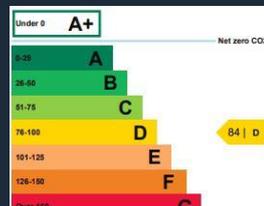


TOTAL FLOOR AREA : 875sq.ft. (81.3 sq.m.) approx.

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