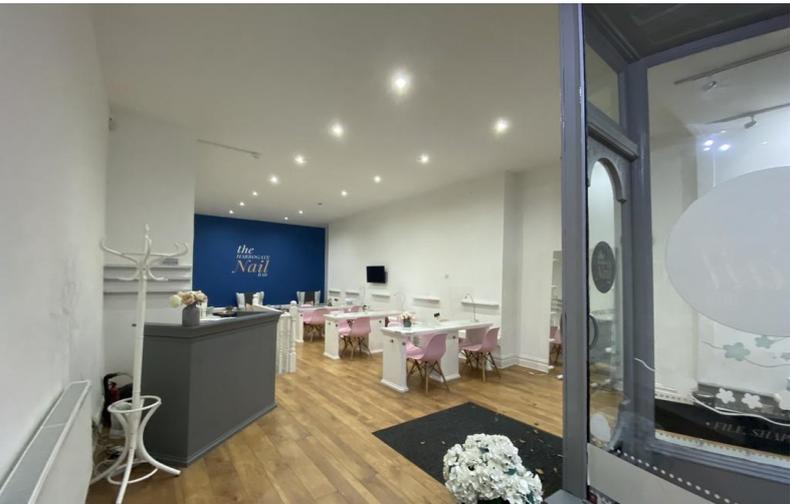


3 Station Bridge,  
Harrogate, HG1 1SS



**RETAIL SPACE OVER TWO  
FLOORS WITH PROMINENT  
FRONTAGE**

**Rent £18,500 PA**

## **Description**

An opportunity to lease a town centre retail space, offering open plan ground floor accommodation with ancillary basement.

The premises is in excellent condition benefitting from neutral décor, modern LED spot lighting and wood effect flooring to the ground floor with carpet in the basement.

The ground floor totals nearly 600 sq ft alone, with stairs leading down to the basement which includes WC, kitchenette/office as well as a treatment room offering a further 380 sq ft of usable space in total.

The premises benefits from a prominent double frontage onto the busy Station Bridge and an early viewing is highly recommended.

## **Tenure**

Leasehold. New terms to be negotiated.

## **Rates**

Rateable Value: £10,250.

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**

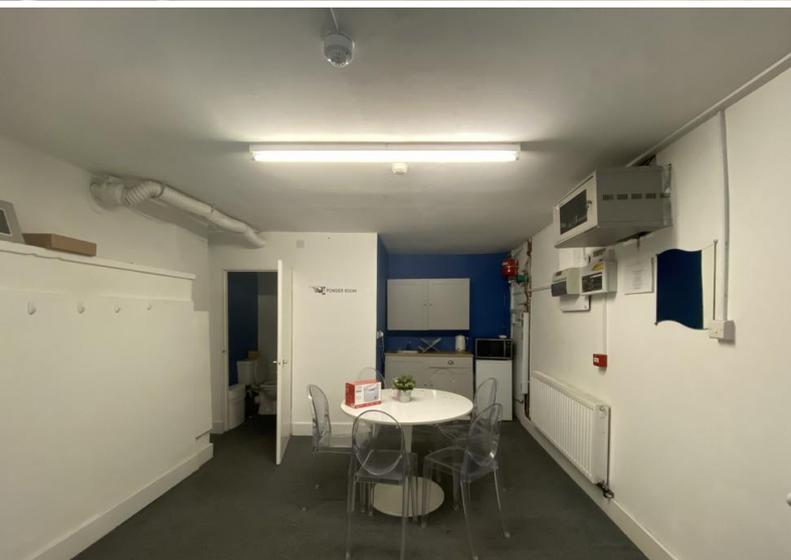
All figures quoted are deemed exclusive of VAT where applicable.

## **Directions**

Station Bridge is centrally located as a turning on the left hand side off Station Parade with the premises on the right hand side and identifiable with our sign board.

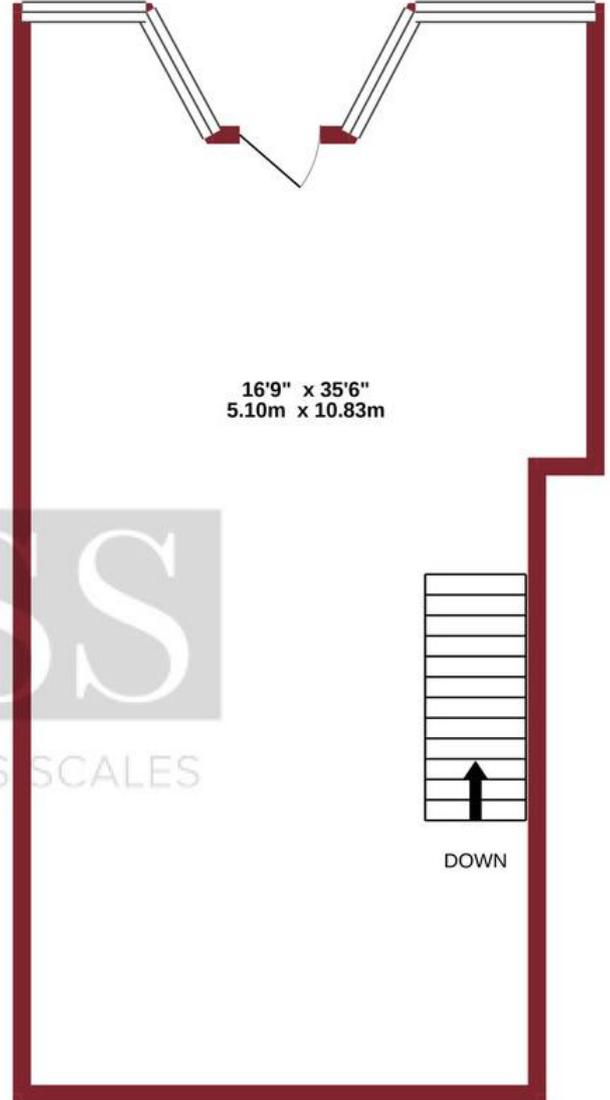
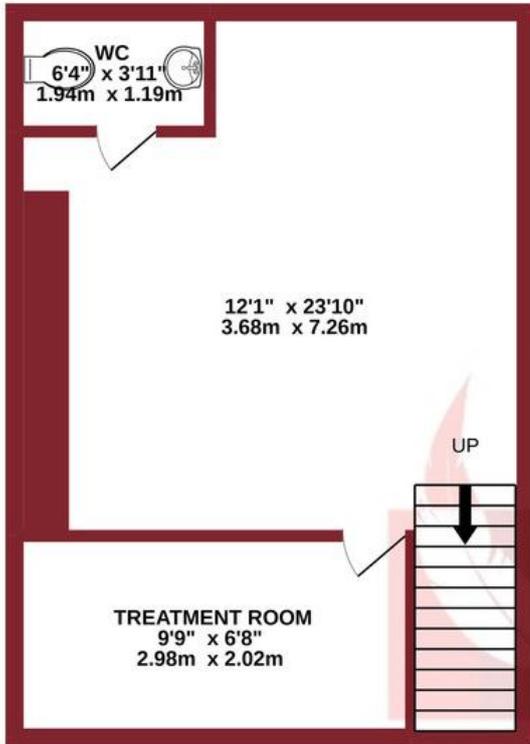
## **Viewing**

Strictly by appointment with the agent Tel: 01423 501211.



**BASEMENT LEVEL**  
379 sq.ft. (35.2 sq.m.) approx.

**GROUND FLOOR**  
597 sq.ft. (55.5 sq.m.) approx.



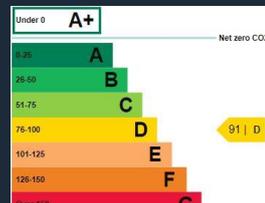
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TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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