



DESCRIPTION

An opportunity to lease a single garage located in a residential area just off Knaresborough Road on the edge of Starbeck leading to Knaresborough.

The garage itself, which is the right hand side of the two in our external photograph offers ideal dry storage space and is large enough in size to house a car.

The garage is 8x16ft.

SINGLE GARAGE
AVAILABLE IMMEDIATELY

Rent £125 PCM



Location and Directions

Located on an excellent commuter route with frequent public transport to Harrogate, Knaresborough and beyond, via road and rail links, all within close proximity.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: N/A

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

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

The property offers storage space only with no mains services connected.

Viewing

Strictly by appointment with the agent
Tel: 01423 501211.

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, earned us a fee of £339.96 per case.

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**EPC NOT
REQUIRED**

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