

Unit 2 Baines House Station Parade,
Harrogate, HG1 1UF



DESCRIPTION

An opportunity to lease predominantly open plan retail space with large prominent frontage onto Station Parade. Unit 2 with its own entrance door comes in an excellent shell condition with concrete floors, plastered walls and suspended ceiling, therefore making it suitable for a variety of uses.

The premises occupy a prominent position on Station Parade close to the prime retailing areas of Harrogate including Oxford Street and Cambridge Street. The subject premises lie within sight of the main bus station and railway station. The property was previously occupied by Fultons Foods and would suit a variety of uses.

OPEN PLAN RETAIL SPACE
WITH PROMINENT
FRONTAGE

Rent £21,000 PA



Location and Directions

The property is located close to Harrogate town centre on a highly used pedestrian thoroughfare linking Station Parade and Bower Street. At the bottom of station parade, the unit is just opposite the bottom of the bus station.

Tenure

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

Rates

Rateable Value: TBC.

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.

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

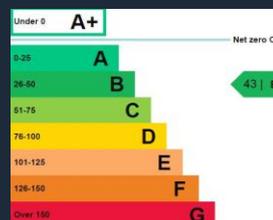
All mains services are connected to the property.

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.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211

www.fssproperty.co.uk

commercialdept@fssproperty.co.uk

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove
find your happy

OnTheMarket.com

TDS
Tenancy Deposit Scheme
member

nava | propertymark
PROTECTED

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman