

The Perch, Unit 10
Spa Bottom Farm,
Follifoot. Harrogate. HG3 1EQ



**CURRENTLY UNDERGOING
REFURBISHMENT**

Rent £15,000 PA

Description

The Perch is located on Spa Bottom Farm Business Park, a development consisting of natural stone built offices, full of charm and character located in a semi-rural location but only a short distance to the south of Harrogate. The complex has ample parking, CCTV security and high speed internet as well as great road access both into Harrogate, Leeds and further afield.

The Perch itself, is currently undergoing a complete refurbishment and when completed will offer predominantly open plan office accommodation over ground floor with dedicated kitchenette and WC facilities. The premises will be completed to an excellent standard to include modern vinyl flooring, neutral décor and benefit from an additional shower facility. Externally the frontage will be glazed with double entry doors.

Tenure

Leasehold. New terms to be negotiated.

Service charge

10% of the annual rent to cover the maintenance of the common areas and facilities.

Landlord & Tenant Act

A condition of any letting at Spa Bottom Farm is that in all leases sections 24-28 of the Landlord and Tenant Act 1954 will be excluded.

Rates

Rateable Value: £4,550.

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

The property occupies a semi rural location just a stones throw away from the renowned Higgs Business Park, between Follifoot and Spofforth, approximately 3 miles to the South of Harrogate town centre.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



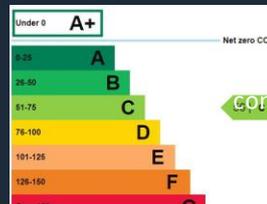
GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.
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