



DESCRIPTION

APPROXIMATELY 839 SQ FT SQ FT

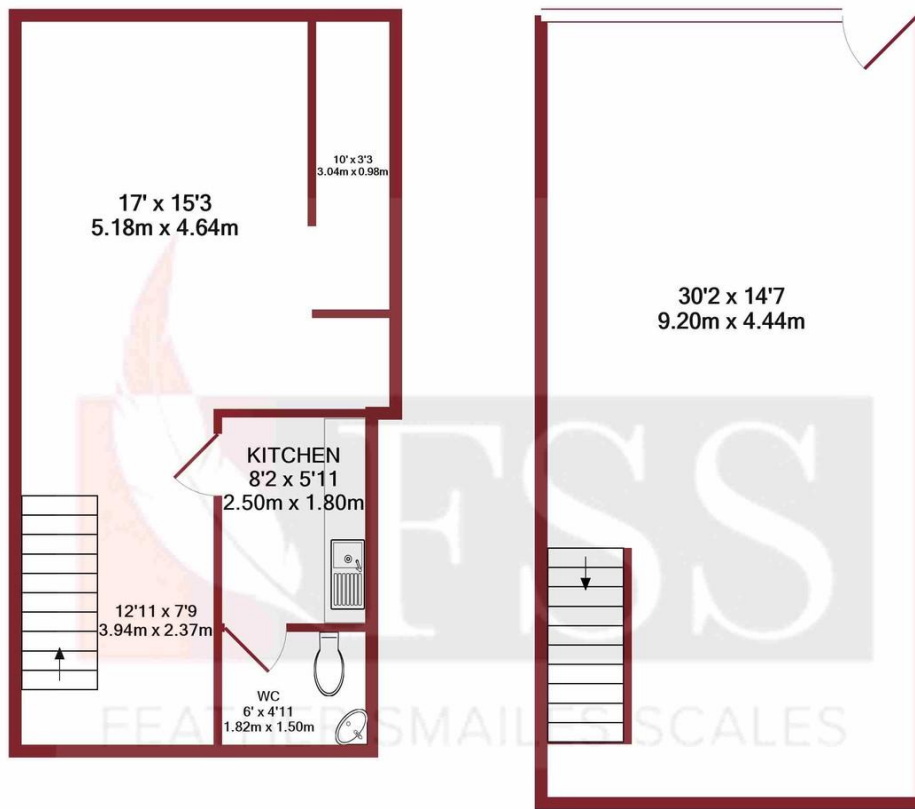
An opportunity to lease, by way of an assignment of the existing lease is this extensive ground floor retail unit on Regent Parade, located just off the busy Skipton Road. The property currently occupied by a pet supply shop proves itself to be suitable for a variety of occupiers.

The property offers an open plan retail area to the ground floor of approximately 440 sq ft, in good condition throughout to include laminate flooring and neutrally decorated walls.

The property also benefits from a large basement which includes dedicated kitchen and WC facilities as well as excellent storage space.

**RETAIL UNIT OVER GROUND
AND BASEMENT LEVEL**

Rent £9,750 PA



BASEMENT LEVEL
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)
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Location and Directions

The subject property is located in a prominent position on Regent Parade adjoining Westmoreland Street and Skipton Road which is conveniently placed within level walking distance of the town centre, and just off the famous 200 acre Harrogate Stray.

Tenure

Leasehold. The property is available by way of an assignment of the existing lease.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Rates

Rateable Value: £7,400.
Uniform Business Rate for 2020/21: £0.512.

As per the Government Budget announcement this property is eligible for 100% rate relief for the 2020/21 financial year. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

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

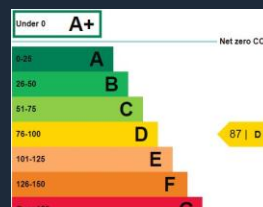
All mains services are connected to the property.

Viewing

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

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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