

44 Market Place, Knaresborough,
HG5 8AG



LOT 2

Auction Guide Price: CIRCA *£95,000

Description

A double fronted period property which is currently let on a verbal tenancy to the existing tenant who has been in place and traded from these premises for the last 19 years. The current rent is £800 per calendar month, which equates to £9,600 per annum. The restaurant has ground and first floor dining, a bar area, customer WC's, professional kitchen and staff accommodation.

Costs

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

Tenure

Leasehold offered subject to existing tenancy.

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.

Rates

Rateable Value: £9,600.

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

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

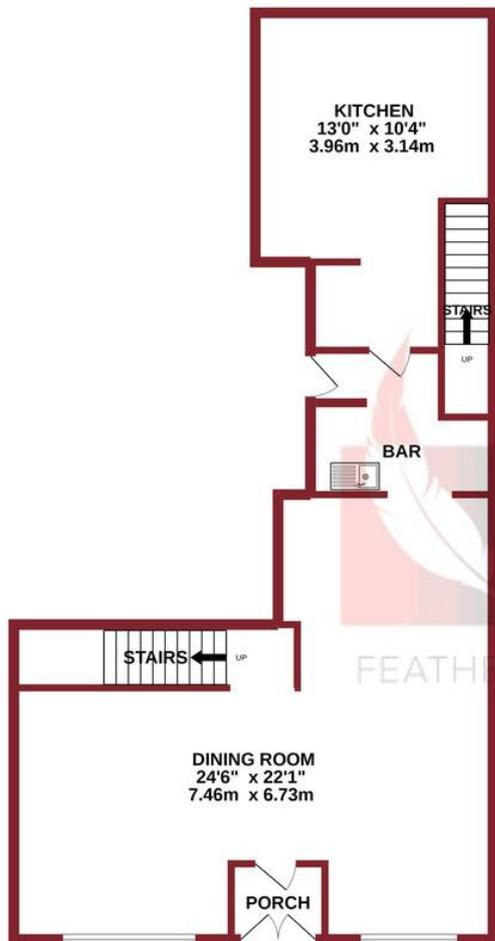
Solicitors

McCormicks Solicitors Wharfedale House 35- 37 East Parade, Harrogate, HG1 5LQ. Tel: 01423 530630 FAO: Tiffany Jackson.

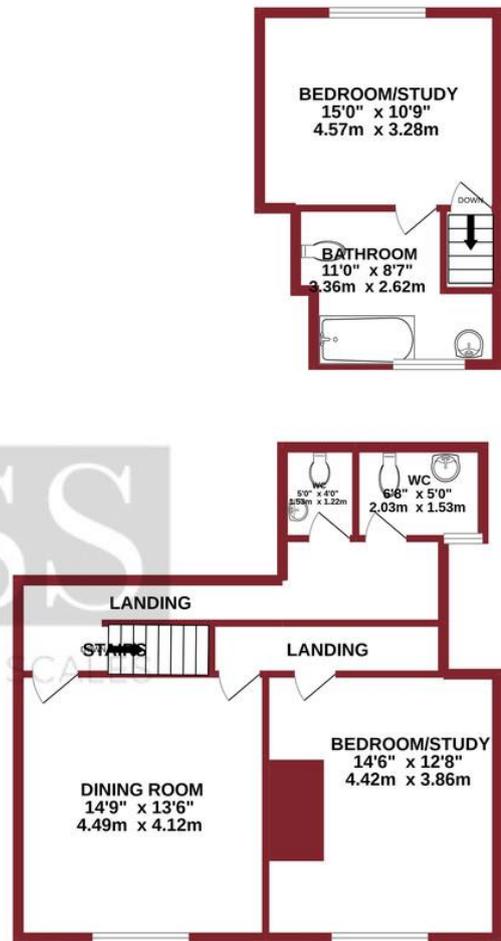
*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



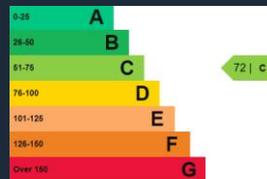
1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.
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01423 501211
www.fssproperty.co.uk
commercialdept@fssproperty.co.uk
8 Raglan Street, Harrogate,
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