



**OFFICE ACCOMMODATION
READY FOR OCCUPATION**

Rent £5,500 PA

Description

Located on Kennell Hall Farm in the centre of Killinghall is an opportunity to lease a former farm building, now converted into a modern space and forming part of 'Horizon Life Training', a residential charity offering a wide range of training programmes. Any proposed tenant would participate in aiding such training programs by being available to provide 8 days of volunteering opportunities to the residents in a month.

This particular unit offers approximately 425 sq ft of office accommodation. Internally the unit has a solid concrete floor, with painted plaster walls and underfloor heating throughout.

Externally, the property benefits from wooden cladding offering an aesthetically pleasing appearance. Kitchen and WC facilities are provided.

Tenure

Leasehold. New terms 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.

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. It is understood that a prospective tenant is liable for a £50 contribution towards utilities.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

The subject premises are located in the heart of Killinghall village, located just 3 miles North of Harrogate Town Centre. The village offers excellent transport links to the local Town of Harrogate as well as further afield.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.



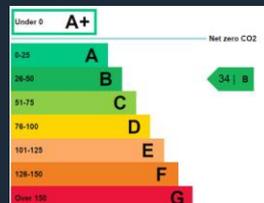


22'7 x 18'10
6.9m x 5.7m

TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 SQ.M.)
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