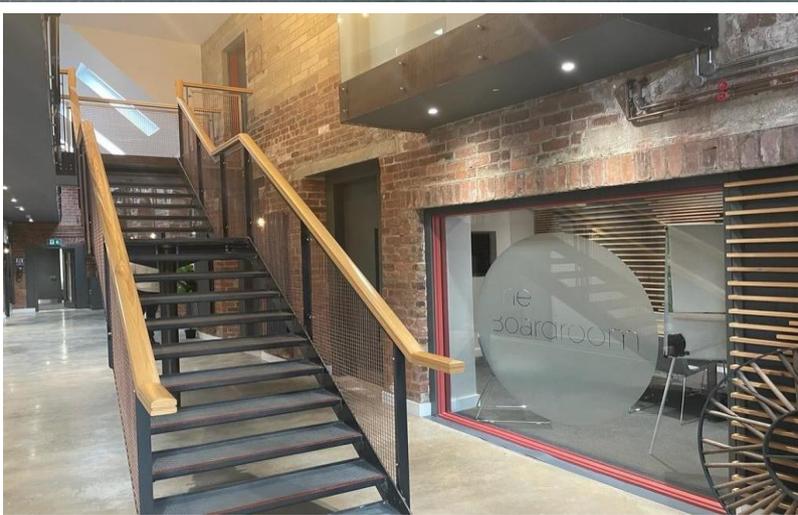
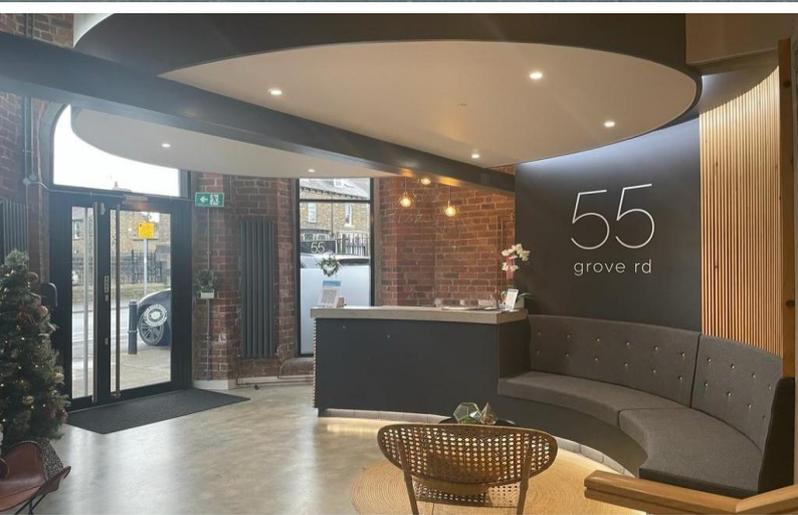


Suite 2, 55 Grove Road,
Harrogate, HG1 5EP



**GROUND FLOOR SERVICED
OFFICE SUITE**

Rent £12,000 PA

Description

55 Grove Road is a serviced office building that has brought together the old with the new, retaining many of the fantastic original features of the building when converted, alongside more modern finishes - offices don't have to be bland and boring.

There are 20 offices in total ranging in size from 11m² to over 30m² and are offered on an all inclusive basis, the rents are to include; all utilities, rates, a full time receptionist, high speed Internet and furniture among other things.

The suites are designed to offer the greatest level of flexibility allowing for spaces to be combined to offer larger units if required.

Suite 2 is positioned on the ground floor of the building providing space for up to 6 people, and is available from the beginning of August 2022.

Tenure

Leasehold. New, flexible terms to be negotiated.

Rates

Rateable Value: £2,550.

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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

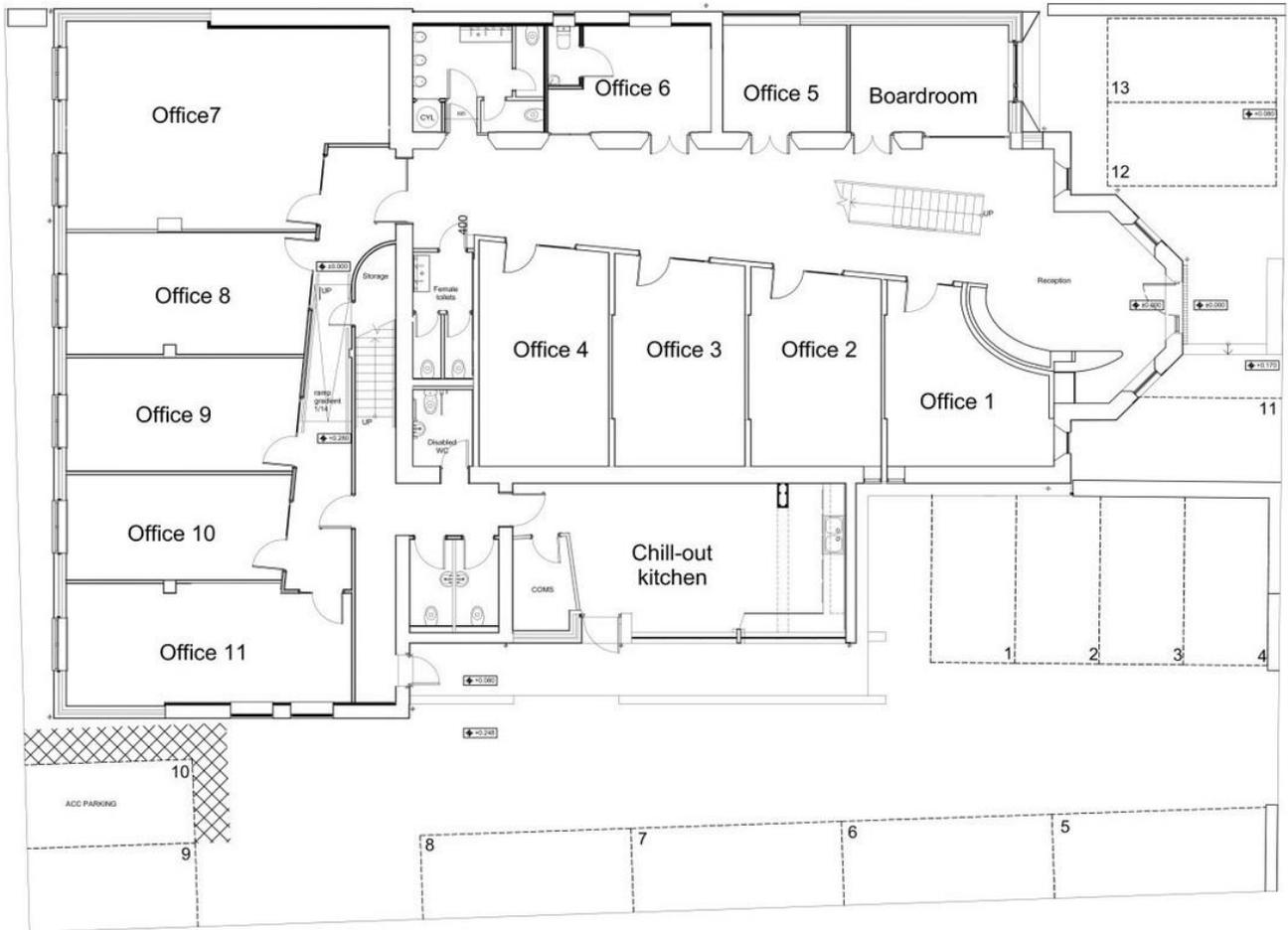
Proceeding up Kings Road, take the right hand turn immediately after St Luke's Church and 55 Grove Road can be found on the left as you follow the road round with a number of amenities surrounding including Sainsbury's Local, café Devine and Little Bread's.

Viewing

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

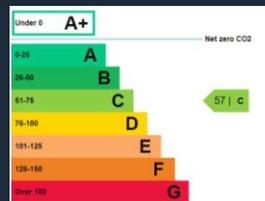
SUITE 2.





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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01423 501211
www.fssproperty.co.uk
 commercialdept@fssproperty.co.uk
 8 Raglan Street, Harrogate,
 North Yorkshire, HG1 1LE

