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COMMERCIAL

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67d, High Street, Starbeck, HG2 7LH

£13,950 Per Annum

Modern ground floor retail located within Starbeck, a suburb of Harrogate located approximately 2 miles north east of the town centre and close to Starbeck train station. Other nearby occupiers including Pizza Hut, William Hill, Co-op Food Pizza Hit KFC & Post Office.

- 684 Sq ft
- Suits Many Uses
- 100% Business Rate Relief

LOCATION

The property is located within Starbeck, a suburb of Harrogate located approximately 2 miles north east of the town centre and close to Starbeck train station.

Other nearby occupiers including Pizza Hut, William Hill, Co-op Food Pizza Hut KFC & Post Office.

DESCRIPTION

Modern ground floor retail unit together with ancillary storage space to the rear

Suitable for many uses

Forecourt frontage ideal for customer seating

ACCOMMODATION

The property provides the following space

- Ground zone A 34.00m2 - 366 sq ft
- Ground zone B 13.34 m2 - 144 sq ft
- Ground zone store 12.63 m2 - 134 sq ft
- Ground zone kitchen 3.58 m2 - 40 sq ft

TOTAL 63.55 m2 - 684 sq ft

- plus:-
- WC
- Off-street parking bay at rear

TERMS

The property is available by way of a new Full, Repairing & Insuring Lease at £13,950 per annum.

VAT will NOT be applicable on the rent.

It is strongly advised that all interested parties register their interest now.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is currently being assessed

This can shortly be viewed on www.epcregister.com



BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £11,000RV.

100% Small Business Rates is applicable (subject to status)

ZERO PAYABLE

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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Details prepared December 2024.

