



Bowcliffe

RETAIL UNITS TO LET



32 & 32B HIGH STREET
KNARESBOROUGH
HG5 0EQ

LOCATION

The property is situated on High Street in Knaresborough.

Nearby occupiers include Tesco, Post Office, Sainsburys, Lloyds Pharmacy, Saks Hairdressing and Café Nero together with a number of independent retailers.

DESCRIPTION

The property comprises a well-appointed ground floor retail unit providing the following approximate net internal accommodation:-

Ground Floor 1,610sqft 149.60sqm

The property can be split to provide 2 independent units of circa 780sqft each

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£16,500pax for each unit or **£30,000pax** for the whole.

VAT

The property is elected for VAT.

RATES

The property is assessed as 32 and 32b High Street with a RV of £12,500 and £12,750 respectively.

Interested parties should verify these figures with the Harrogate Borough Council Business Rates Department (telephone: 01423 500600).

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452
Email: jr@bowcliffellp.com

Date of Particulars: March 2021

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.