



Bowcliffe

PROMINENT RETAIL UNIT TO LET



52 HIGH STREET
KNARESBOROUGH
HG5 0EA

LOCATION

The property is situated on High Street in Knaresborough. Nearby occupiers include Tesco, M&Co, Fultons together with a number of independent retailers.

DESCRIPTION

The property comprises a well-appointed ground floor retail unit with new air conditioning cassettes, with basement storage providing the following approximate net internal accommodation:-

Ground Floor	879sqft	82sqm
Basement	206sqft	19sqm

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

From £12,000pax.



RATES

The property is assessed as;

Rateable Value	£13,500
UBR	£0.48
Rates payable	£6,480

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

100% business rates relief may be available subject to status.

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: February 2019

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.