



Bowcliffe

RETAIL UNIT TO LET (May Split)



59/61 HIGH STREET
KNARESBOROUGH
HG5 0HB

LOCATION

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

DESCRIPTION

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

Ground Floor	832sqft	77sqm
Basement	150sqft	14sqm

Alternatively, the property can be split to provide 2 independent units of circa 329sq ft and 503sqft.

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

On application.

RATES

The property is assessed as;

Rateable Value	£16,000
UBR	£0.48
Rates payable	£7,680

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: August 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.