



Bowcliffe

TO LET
(May Sell)

(630sq ft – 1,500sq ft)



67b & 67d HIGH STREET
STARBECK
HARROGATE
HG2 7LH

LOCATION

The subject property is situated on High Street in the Harrogate suburb of Starbeck.

Nearby multiple occupiers include Co-Op, William Hill, KFC, Costa, Lloyds Pharmacy and the Post Office.

ACCOMMODATION

The premises are arranged on ground floor providing the following approximate net internal areas:

67b Ground Floor: 730sq ft 68 sq m
67d Ground Floor: 680sq ft 56 sq m

It may be possible to combine and extend the units to create up to 1,500sq ft.

LEASE

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

RENT

On application

SUBJECT TO CONTRACT

RATES

67b – RV	£8,700
67d - RV	£8,300
UBR (2019/20)	£0.49

100% small business relief is available, subject to status.

Interested parties should verify these figures with Harrogate Council Business Rates Department (Tel: 01423 500600)

EPC

An EPC has been prepared and is available upon request.

LEGAL COSTS

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

VIEWING

All enquiries should be via the sole agents, Bowcliffe. For further information or to make arrangements to view, please contact:

Bowcliffe (Tel: 0113 245 2452)
Contact: Jeff Robertson
jr@bowcliffellp.com

Date of particulars: May 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.