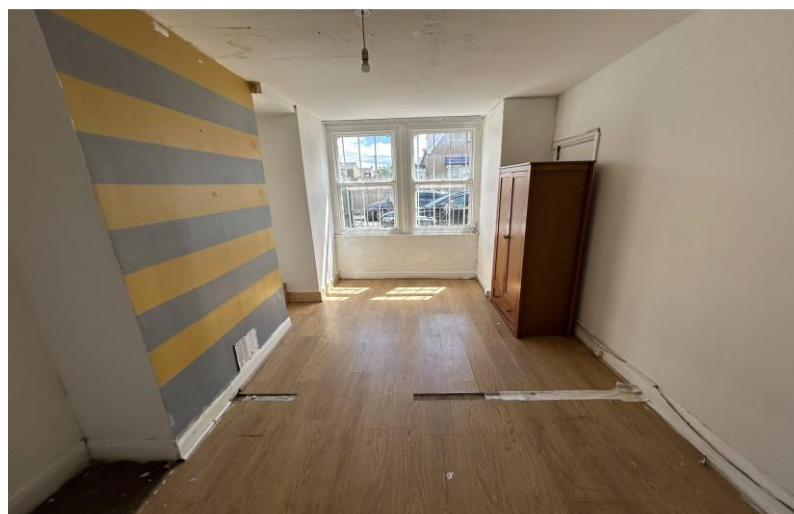
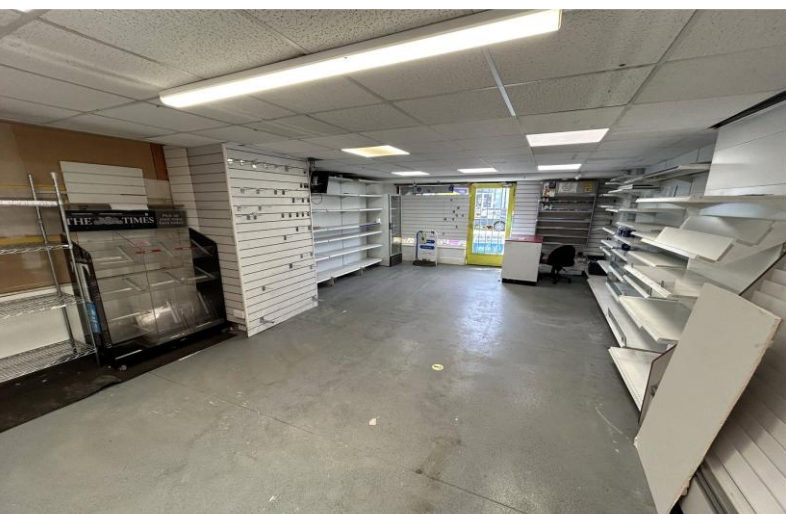


144 King Edwards Drive,
Harrogate, HG1 4HW



**GROUND FLOOR
RETAIL SPACE**

£10,000 pa

Description

Prominently positioned within the heart of Bilton, one of Harrogate's most established and densely populated residential suburbs, the property comprises a ground floor retail unit occupying a highly visible corner position fronting King Edward's Drive. The premises have traded successfully for many years as a local convenience store and newsagent, benefiting from strong local recognition and regular passing trade generated by the surrounding residential catchment.

The accommodation provides predominantly open plan retail sales space with extensive display frontage, suspended ceilings and fitted shelving, together with useful rear storage and ancillary areas. The property would suit a variety of retail, convenience, service or community-based occupiers, offering an opportunity to establish a presence within a busy neighbourhood location serving the local community.

Terms

The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £9,700.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

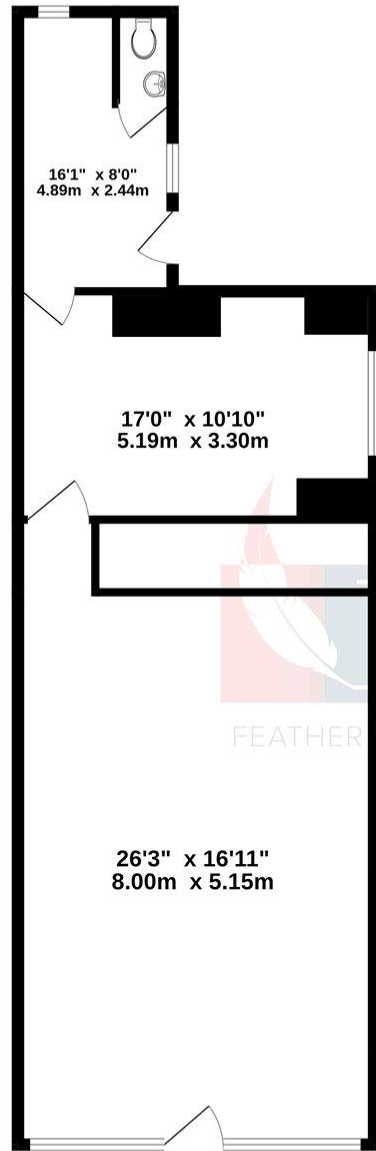
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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