

**GROUND FLOOR
COMMERCIAL PREMISES**

£15,000 PA

Description

A large single fronted retail unit located on the prominent and well established Westmoreland Street of Harrogate, a secondary retail parade of shops adjoining East Parade and Skipton Road. The premises have been occupied by a tattoo studio for many years and would suit a variety of occupier types.

Internally the premises offers extensive, predominantly open plan space to the front of the property but with a number of divided rooms to the rear as per the floorplan provided. The space also offers an extensive basement with 2 large rooms as well as storage areas.

The specification includes wood effect flooring throughout, LED spot and strip lighting as well as gas central heating with a new gas boiler only recently being installed.

Terms

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

Rateable Value

Rateable Value: £11,250

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

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

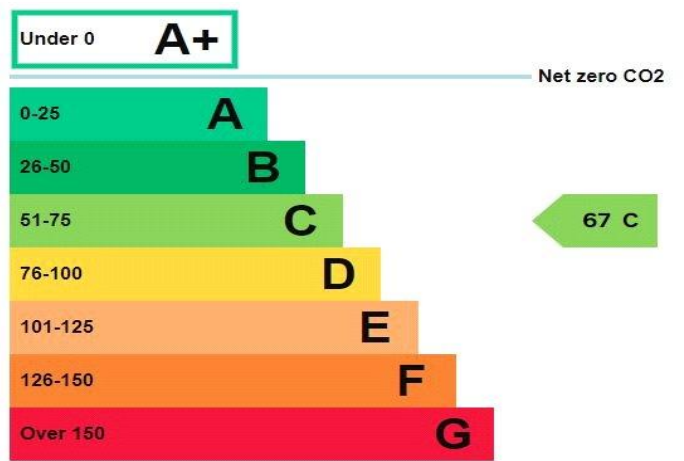
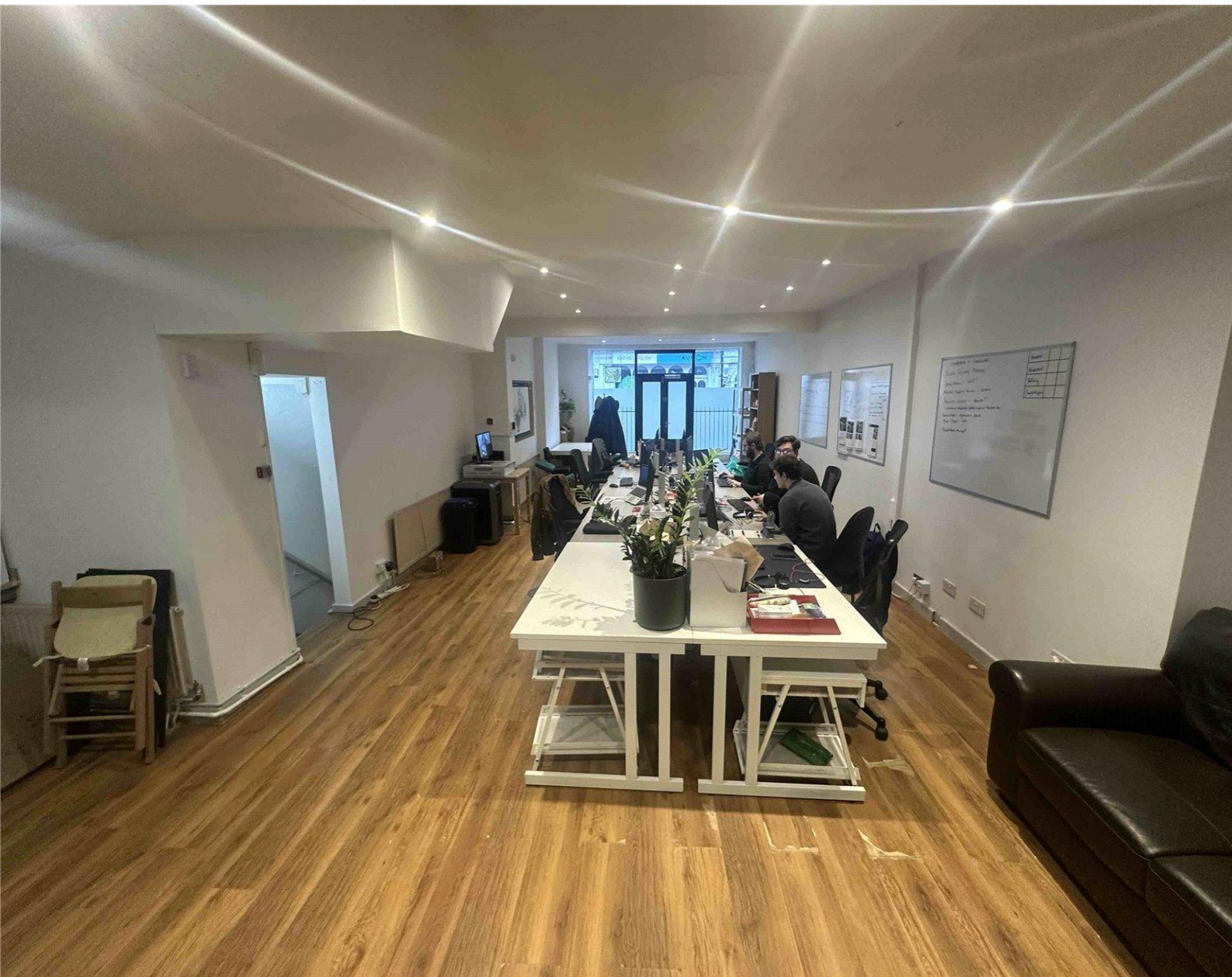
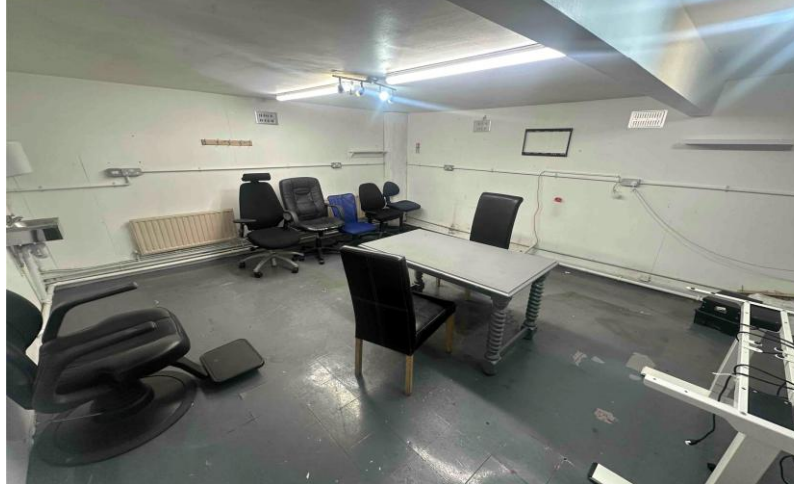
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

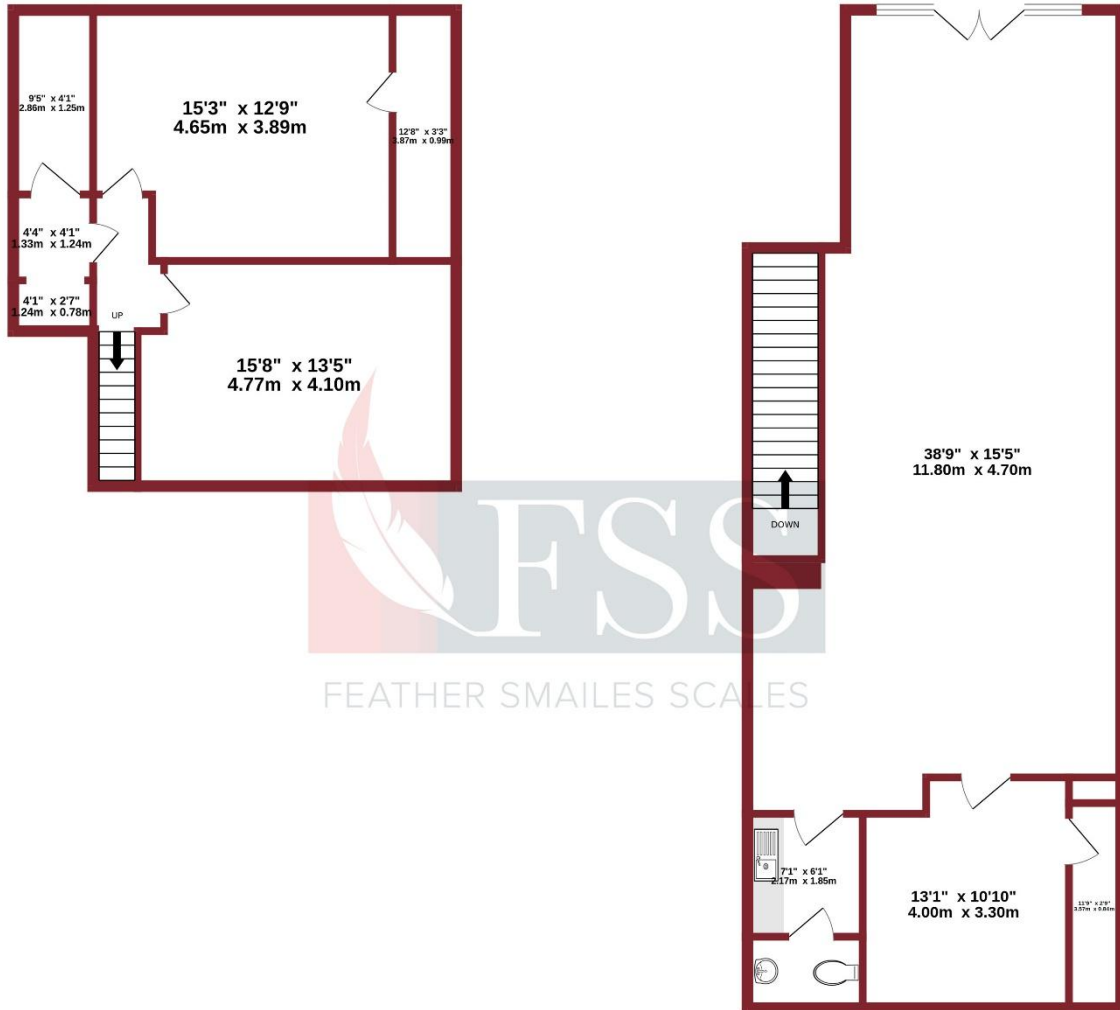
Viewing

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



BASEMENT
513 sq.ft. (47.7 sq.m.) approx.

GROUND FLOOR
899 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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