



22 High Street, Knarborough £7,500 P.A

Affordable retail unit situated in a prominent position opposite the bus station.

Located on the main thoroughfare in the town.

Net Internal Area: 31.75 sq.m (342 sq.ft)

Small Business Rates Relief may apply, subject to eligibility.



DESCRIPTION

The unit forms part of a larger mixed use property, with a further retail unit to the west and flats above. It benefits from an almost full height, laminate glazed shop front, with entrance door to the right hand side, off a shared lobby. A staff toilet and kitchenette are also provided to the rear.

LOCATION

The unit is located to the north of the High Street, within the popular North Yorkshire market town of Knaresborough. Knaresborough is located within the heart of the "golden triangle" of North Leeds, Harrogate and York. It has a relatively large centre and retail mix for a town of its size, including some nationals. The property benefits from a strategic position, opposite the town's bus station and a Sainsbury's supermarket.

ACCOMMODATION

Net Internal Area: 31.75 sq.m (342 sq.ft)

SERVICES

We understand that the property has a dedicated electricity supply, although water is shared with the adjoining shop and residential units above and is included within the rent.

PLANNING

The wider building is Grade (II) Listed and within the town's conservation area. We believe that it benefits from an established use for Use Class E (business) purposes.

BUSINESS RATES

We understand that the property presently has a rateable value of £4,350. This should enable the possibility of Small Business Rates Relief under the current regime, subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE

TBC

TERMS

The property is available to rent for a minimum term of three years on an internal repairing (plus shop front) basis at £7,500 pa. The incoming tenant will be responsible for the payment of electricity and non-domestic rates (if applicable), as well as making a contribution towards the wider building's annual insurance premium.

The incoming tenant will be required to lodge a rent deposit with the landlord, equivalent to 3 months worth of rent.

VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents (Commercial & Development) - 01904 625533

COSTS

Each party is to be responsible for their own legal costs incurred in connection with the letting.

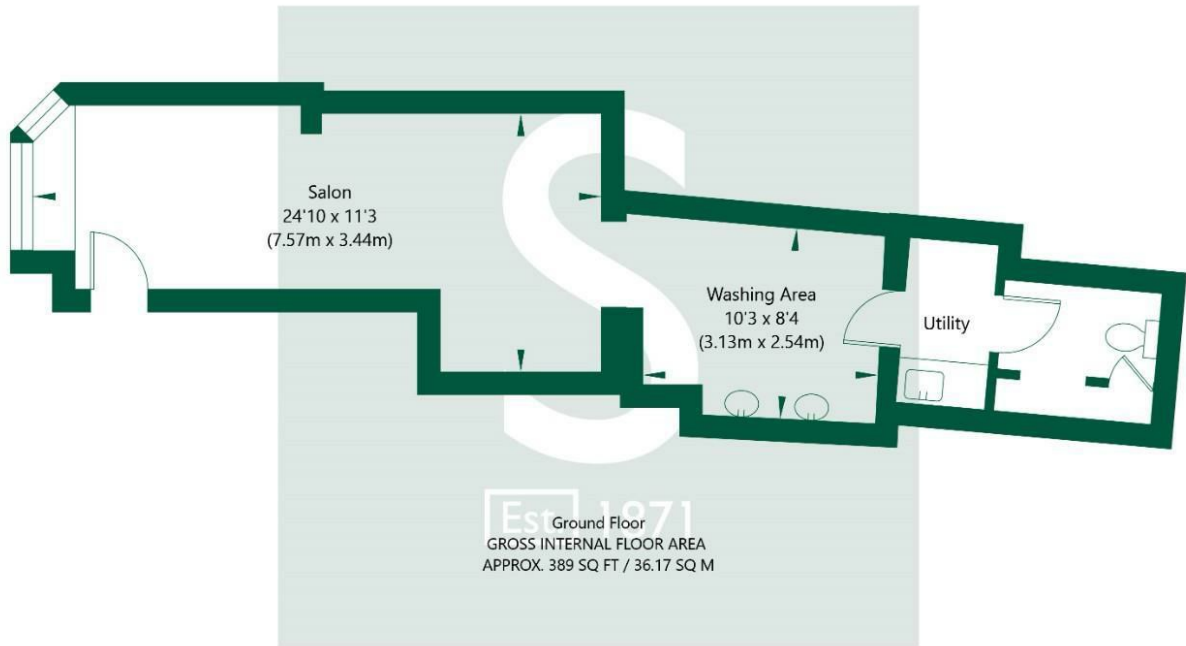
VALUE ADDED TAX

All figures quoted are exclusive of VAT.

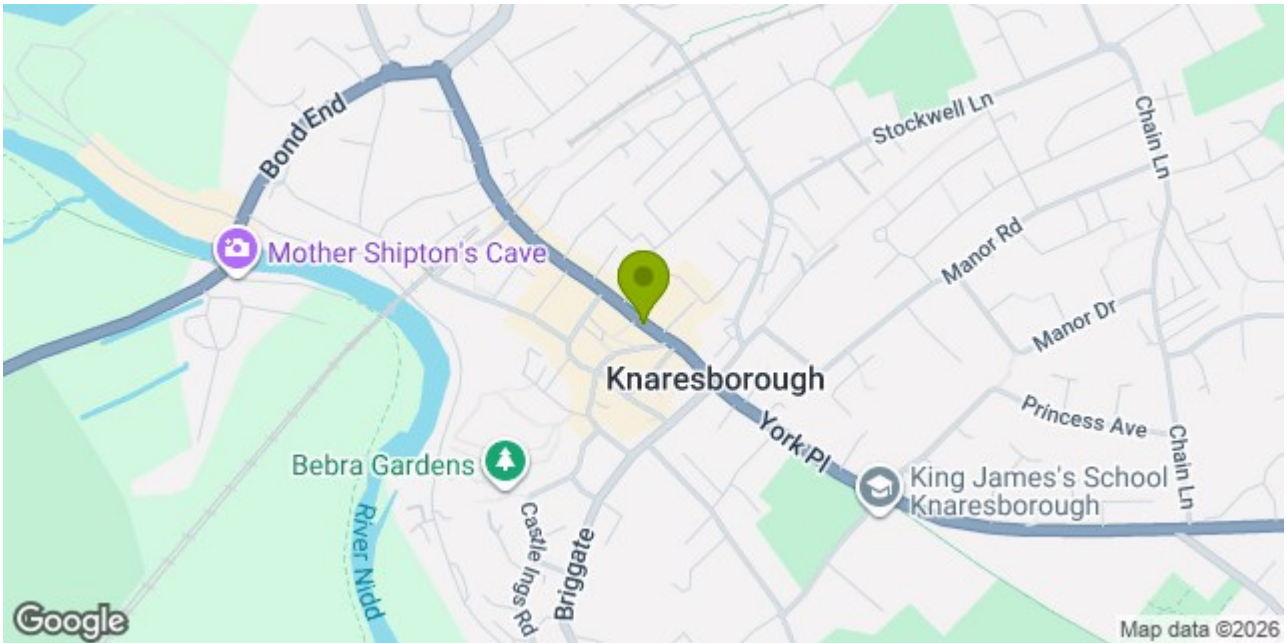
AGENTS NOTE

Photos taken March 2024 - subsequently refurbished.

High Street, Knaresborough, HG5 0EQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 389 SQ FT / 36.17 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Partners

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