

## To Let – Retail Premises

1,404 sq ft (130.44sq m)

1 Market Place, Knaresborough, HG5 8AL

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation

### Location

Knaresborough is a market and spa town in the Borough of Harrogate, North Yorkshire. The property is situated on Market Place and is in close proximity of Knaresborough's Market Square. The property is therefore located close to the famous Knaresborough Castle and its surrounding amenities.

Nearby occupiers include Café Nero, Boots, William Hill and Cancer Research UK.

### Description

The subject property comprises a three storey brick built building with a pitched roof, providing a retail/banking hall accommodation at ground floor level with ancillary storage and staff accommodation on first and second floor.

### Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	635 sq ft (59.00 sq m)
First Floor	294 sq ft (27.30sq m)
Second Floor	473 sq ft (43.90 sq m)
<b>TOTAL</b>	<b>1,402 sq ft (130.25 sq m)</b>

### Rates

Rateable Value	£19,500
UBR	49.3p
Rates Payable (Per Annum)	£9,614

Interested parties should verify these figures with the Local Authority.



### Planning

A2/A1

### Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 28<sup>th</sup> September 2023.

### Rent

£18,750 per annum

### VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

### EPC

The full EPC is available on request.

### Viewing and further Information

By appointment through Sole Agents GL Hearn.

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50 metres

Experian Goad Plan Created: 04/10/2018  
Created By: G L Hearn



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