

# SHOP TO LET

## 45 HIGH STREET KNARESBOROUGH HG5 0HB

### LOCATION/SITUATION

Knaresborough is an historic market town located some 4 miles to the east of Harrogate.

The shop has a prominent location adjoining Superdrug and close to Boots, Barclays, Age UK and the Post Office.

### DESCRIPTION

A ground floor shop with staff accommodation to the rear.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	4.06m	13'4"
Shop Depth	6.65m	21'10"
GF Sales	28.61 sq.m.	308 sq.ft.

### LEASE

The shop is available on a new FRI lease for a term of years to be agreed subject to rent review.

### RENTAL

Offers in the region of **£8,000 per annum exclusive**.

### RATES

The property is currently assessed as a whole, as follow:-

Rateable Value	£6,500
Rates Payable	£3,120 (approx)

A new tenant may well benefit from Small Business Rates Relief and should make their own enquiries with the Local Authority.



### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

### LEGAL COSTS/VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### VIEWING

By appointment with the joint agents:-

### Brackenridge Hanson Tate

Tel: 0113 244 9020

Ref: Robin Hanson

Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

**SUBJECT TO CONTRACT**

25<sup>th</sup> May 2018

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