



78 HIGH STREET

KNARESBOROUGH HG5 0EA

A VALUABLE RETAIL SHOP WITH
OFFICES/STORAGE APPROXIMATELY 1011 SQ FT
(93.92 SQ.M)

TO LET BY ASSIGNMENT OF THE EXISTING
LEASE OR BY WAY OF SUB-LETTING.

RENT: **£13,000 per annum**
Incentives available

TO LET



LOCATION

The property is located off the High Street in the popular market town of Knaresborough approximately 4 miles east of Harrogate, 15 miles west of York and offering easy access to the Harrogate southern by-pass.

DESCRIPTION

A Valuable Retail Shop with ancillary Office/Storage accommodation over two floors, occupying a good position in the High Street of the market town of Knaresborough.

We understand that the permitted use for the property is either A1 (Shop) or A2 (Financial & Professional Services)

ACCOMMODATION

The property has a Sales Area of approximately 417 sq ft (38.74 sq.m) with an excellent display window to the High Street.

The remainder of the accommodation is made up of Office/Store Rooms including a Rear Entrance, Kitchen and WC at first floor level. There is car parking to the rear of the property.

The accommodation to the *Ground Floor* comprises:

Sales Area, Rear Entrance, Rear Office

To the *First Floor*:

Two Office/Stores, Landing area, Kitchen, Separate WC

ADDITIONAL INFORMATION

Terms of Letting

The property is available To Let by way of an Assignment of the existing Lease or by Sub-Letting.

The existing Lease expires on the **24th March 2016** and is on a Full Repairing and Insuring basis.

Rateable Value

The rateable value for the property is **£8,800**.

EPC

Reference No: 0900-0031-0000-0003-0002

Report No: 0000-0030-0040-9000-0103

may be viewed at: www.ndepcregister.com

Services

We have been informed that the property has mains Electricity, Water and Sewerage.

Viewing

Strictly by appointment with the Letting Agents, Lister Haigh, on **01423 322382**



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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