



7 SILVER STREET

KNARESBOROUGH HG5 8AJ

A DOUBLE FRONTED LOCK UP RETAIL SHOP ENJOYING AN EXCELLENT POSITION WITH FRONTAGE TO SILVER STREET AND CLOSE TO THE MARKET PLACE IN THE CENTRE OF KNARESBOROUGH EXTENDING TO APPROXIMATELY 221 SQ FT (20.53 SQ METRES) AND BEING IDEAL FOR A VARIETY OF RETAIL USES.

RENT: £5,500 per annum

TO LET



LOCATION

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

DESCRIPTION

A Double Fronted Lock Up Retail Shop enjoying an excellent position with frontage to Silver Street and close to the Market Place in the centre of Knaresborough extending to approximately 221 sq ft (20.53 sq metres) and being ideal for a variety of retail uses.

ACCOMMODATION

The property extends to approximately 221 sq ft (20.53 sq metres) with an excellent display window to Silver Street.

There is a shop counter, fitted wall shelving and a wash hand basin.

ADDITIONAL INFORMATION

Terms Of Letting

The property is available TO LET on a new lease, the length of which is negotiable, at a rent of **£5,500 per annum** on an internal repairing basis with the Tenant being responsible for reimbursing the Landlord with the cost of the Buildings Insurance Premium.

Rateable Value

£6,100

Viewing

Strictly by appointment with the letting agents, Lister Haigh, on **01423 322382**

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;
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