



AVAILABLE TO LET

21 Knaresborough Road

21 Knaresborough Road, Harrogate, North Yorkshire HG2 7SR



Retail for rent, 678 sq ft, £12,750 per annum

To request a viewing call us on (01423) 547313

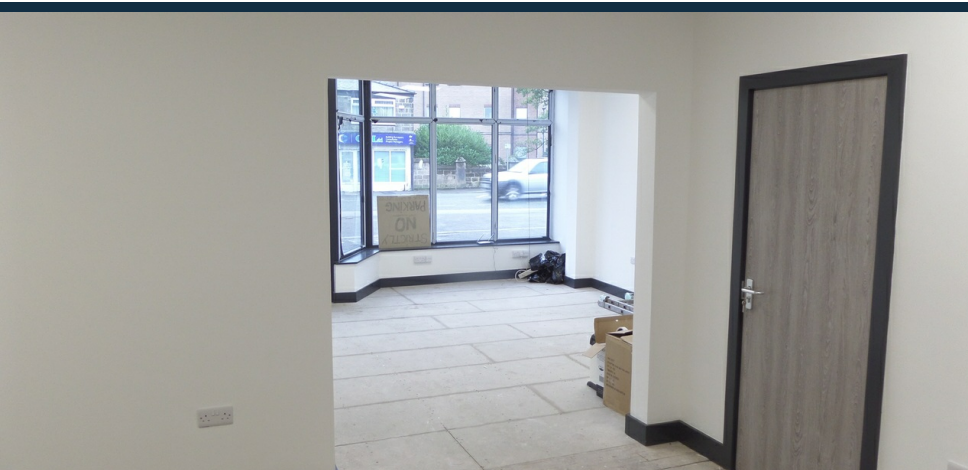
For more information visit <https://realla.co/m/44319-21-knaresborough-road-21-knaresborough-road>

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Former clinic premises on popular suburban parade just outside Harrogate town centre

The premises are situated within a mile east of Harrogate town centre.

This property on Knaresborough Road forms one of the most popular suburban retail parades in Harrogate. The parade is surrounded by a densely populated, residential area and the main arterial road to Knaresborough and the A1. Immediate occupiers include Immediate Yarn, The Secret Bakery and Dental Arts. Nearby occupiers include Drakes Fish and Chip Shop, HSS Hire Shop and Coral Bookmakers.

The property forms the ground floor of a mid-terrace property under a pitched tiled roof. The property provides fully refurbished open plan retail accommodation with ancillary staff facilities including a kitchen and office to the rear of the property. Externally the property benefits from a front forecourt area for customer parking for 4 vehicles.

Highlights

- Fully refurbished former clinic premises on suburban parade in Harrogate
- Ancillary staff facilities - kitchen and office to rear of the property
- Forecourt parking area with customer parking for 4 vehicles

Property details

Rent	£12,750 per annum
Building type	Retail
Planning class	D1
Available from	09/09/2019
Size	678 Sq ft
VAT charges	We understand that the property has not been elected for VAT and so VAT will not be applicable.
Lease details	The property is available on a new effective full repairing and insuring lease for a term to be determined

Unit	Size sq ft	Rent psf	Total pa	Planning usage	Status	From
21 Knaresborough Road	678 NIA	£18.81	£12,750.00	D1	Available	08/09/2019

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-44319

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