

COMMERCIAL



**FOR SALE**

**RETAIL / OFFICE PREMISES**

**54.6m<sup>2</sup> (588 sq ft) approx.**



## **90 HIGH STREET, KNARESBOROUGH, HG5 0EA**

- Period building with plenty of charm and characterful features
- Ground floor shop area with 1<sup>st</sup> floor office and kitchenette/WC
- Located on Knaresborough High Street close to the train station
- To be sold with vacant possession

### **MISREPRESENTATION ACT 1967**

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**ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.**

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**LOCATION:** Knaresborough is a popular and vibrant North Yorkshire market town located approximately three miles east of Harrogate. The subject premises lie on the main High Street (A59) close to the Railway station. Nearby occupiers include JD Wetherspoon (The Crown Inn) and Carriages-Knaresborough.

**DESCRIPTION:** Retail premises over two levels with display window and side entrance recessed door. Ground floor sales area with internal staircase to the rear leading to an office/ancillary space and separate kitchenette/WC. Further staircase leading to attic and dry storage.

Net Internal Area (NIA):

|                      |                           |                            |
|----------------------|---------------------------|----------------------------|
| Ground Floor Sales:  | 23.2 m <sup>2</sup>       | (250 sq ft) approx.        |
| First Floor Office:  | 12.6 m <sup>2</sup>       | (136 sq ft) approx.        |
| First Floor Kitchen: | 3.9 m <sup>2</sup>        | (42 sq ft) approx.         |
| Attic Stores:        | 14.9 m <sup>2</sup>       | (160 sq ft) approx.        |
| <b>TOTAL NIA:</b>    | <b>54.6 m<sup>2</sup></b> | <b>(588 sq ft) approx.</b> |

**SERVICES:** All main services for electricity, water and drainage are connected to the property.

None have been tested and no warranties given.

**RATING:** From the VOA website the 2026 Rateable Value is £5,100 under the description of office and premises.

This would be **eligible for 100% small business rates relief** to qualifying Tenants. Interested parties should make their own enquiries with North Yorkshire Council – Business Rates Department regarding the amount payable.

**TENURE:** Long leasehold interest; 998 years from 17 March 1720

**PRICE:** £80,000 subject to contract

**VAT:** Not applicable

**EPC:** Cert No. 5040-6405-5188-6419-9177  
Rating: 98 'D'

**VIEWING:** By appointment through this office:

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