

TO LET RETAIL UNIT

NIA: 40.6m² (437 sq ft) approx.



UNIT 1, 60 HIGH STREET, KNARESBOROUGH, HG5 0EA

- Attractive self-contained retail unit with fully-glazed shop front and side entrance door
- Prime town centre location on the busy Knaresborough High Street (A59)
- Short walking distance from the bus and train stations
- Would prove suitable for a variety of retail and/or office uses subject to usual consents

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 Market Square and bus station.

DESCRIPTION: A ground floor, self-contained retail unit with fully-glazed shop front and side entrance door. Immediate sales area to front with additional sales area to rear section. Compact kitchenette and WC to far end.

Measurements:

Shop Width	2.73m	8 ft 11"	approx.
Shop Depth	13.20m	43 ft 3"	approx.
Front Sales	25.4m ²	(273 sq ft)	approx.
Rear Sales	12.4m ²	(134 sq ft)	approx.
Kitchenette	2.8m ²	(30 sq ft)	approx.
TOTAL	40.6m²	(437 sq ft)	approx.

* The adjoining premises (Unit 2) can be let as a whole and would provide an additional floor area of 31.5m² (339 sq ft) approx. Further details on request.

SERVICES: All main services for electricity, water and drainage are connected to the property. None have been tested and no warranties given.

Landlord will provide a satisfactory rated Electrical Installation Condition Report (EICR) at the commencement of a Lease.

RATING: From the VOA website the 2026 Rateable Value is £8,500 under the description of office and premises.

This is not what you pay and would be **eligible for 100% small business rates relief** for qualifying Tenants. Interested parties should make their own enquiries with North Yorkshire Council – Business Rates Department regarding the amount payable.

RENT: £900 pcm exclusive

LEASE: The Landlord is marketing the premises on behalf of the current Tenant and a new Lease would be granted subject to ending the existing Lease.

New Lease terms to be agreed on an effectively Full Repairing and Insuring (FRI) basis subject to a fixed structural service charge of £79 pcm with annual 4% uplifts. The building insurance annual premium for the premises is currently £352.47.

There is also a floating service charge for any communal/fire alarm costs. Further details on request.

EPC: Cert No. 0950-4953-0321-6320-3054
Rating: 46 'B'

VIEWING: By appointment through this office:
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