

Unit 4 Rear Of 49-59 Ash Road,
Harrogate, HG2 8EB



GROUND FLOOR
COMMERCIAL UNIT WITH
FIRST FLOOR MEZZANINE

Rent £10,250 PA

Description

The subject property as a whole offers a large commercial building divided into 4 separate workshops known as Units 1-4, in what is a hidden away location to the rear of Ash Road a predominantly residential area.

Unit 4 totalling 1,530 sq ft approx. consists of open plan ground floor space with double door entry to include first floor mezzanine store as illustrated in the floorplan overleaf.

The unit has it's own dedicated electric supply and WC facility.

Tenure

Leasehold. The property is available to lease on new terms to be negotiated.

Rates

Rateable Value: £7,300.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains' services are connected to the property.

VAT

The property is elected for VAT.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

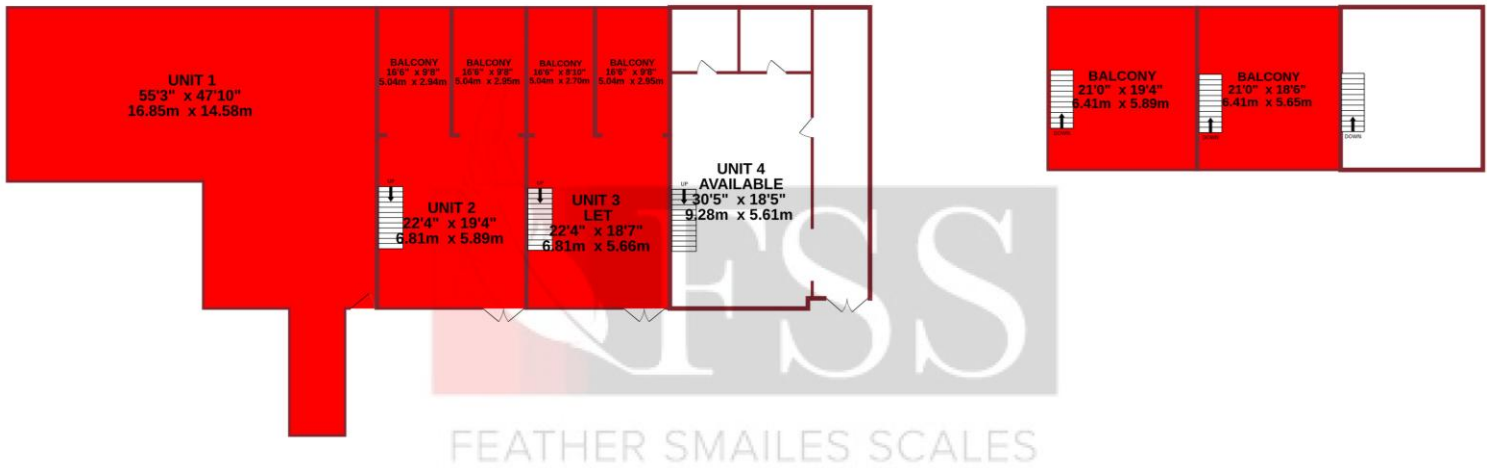
Directions

Proceed along Station Parade in Harrogate town centre in the left hand lane. At the junction turn right into York Place and stay in the left hand lane. At The Prince of Wales roundabout take the first exit into Leeds Road. At the roundabout continue straight on. At the traffic lights at the crossroads continue straight. Immediately past Marks & Spencer food hall turn left into Beech Avenue and Ash Road is the second on the right, the unit is at the rear of 39 and access opposite Almsford Road.



GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

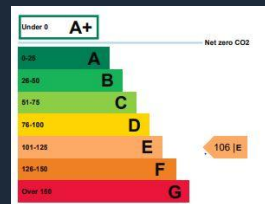


TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

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