

**READY-TO-USE FLEXIBLE
WORKSPACE IN A CONVENIENT
SEMI-RURAL SETTING**

£2,220 PA

Description

The Bungalow, located just outside Ripley off the A61 offers flexible office accommodation within a character stone property shared with Harrogate Scaffolding. A range of offices are available on an all-inclusive basis, with sizes from just under 150 sq ft to around 290 sq ft, providing practical space for small businesses or those seeking a simple, cost-effective base.

Tenants benefit from shared kitchen and WC facilities, along with external on-site parking. The property is easily accessible from Ripley and Harrogate, offering straightforward, ready-to-use workspace in a convenient semi-rural setting.

Terms

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

Rateable Value

Rateable Value: £14,250

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.

VAT

The property is elected for VAT.

Legal Costs

Legal 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

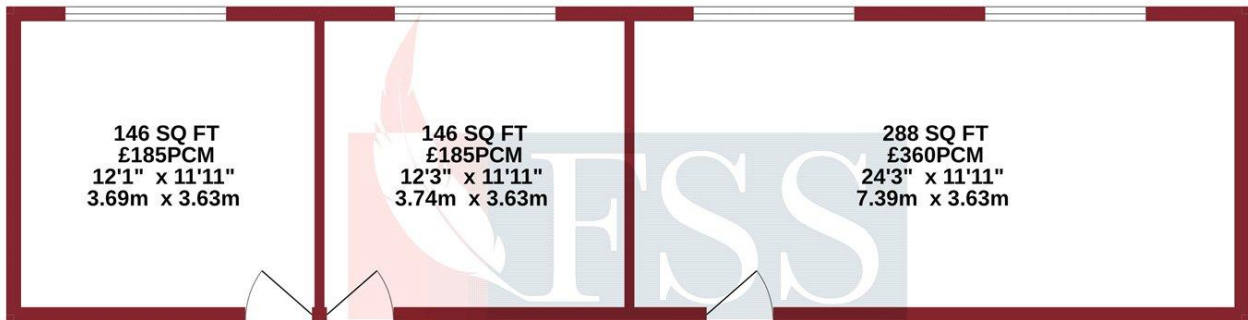
All mains services are connected to the property.

Viewing

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



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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