



APPROXIMATELY 155 SQ FT

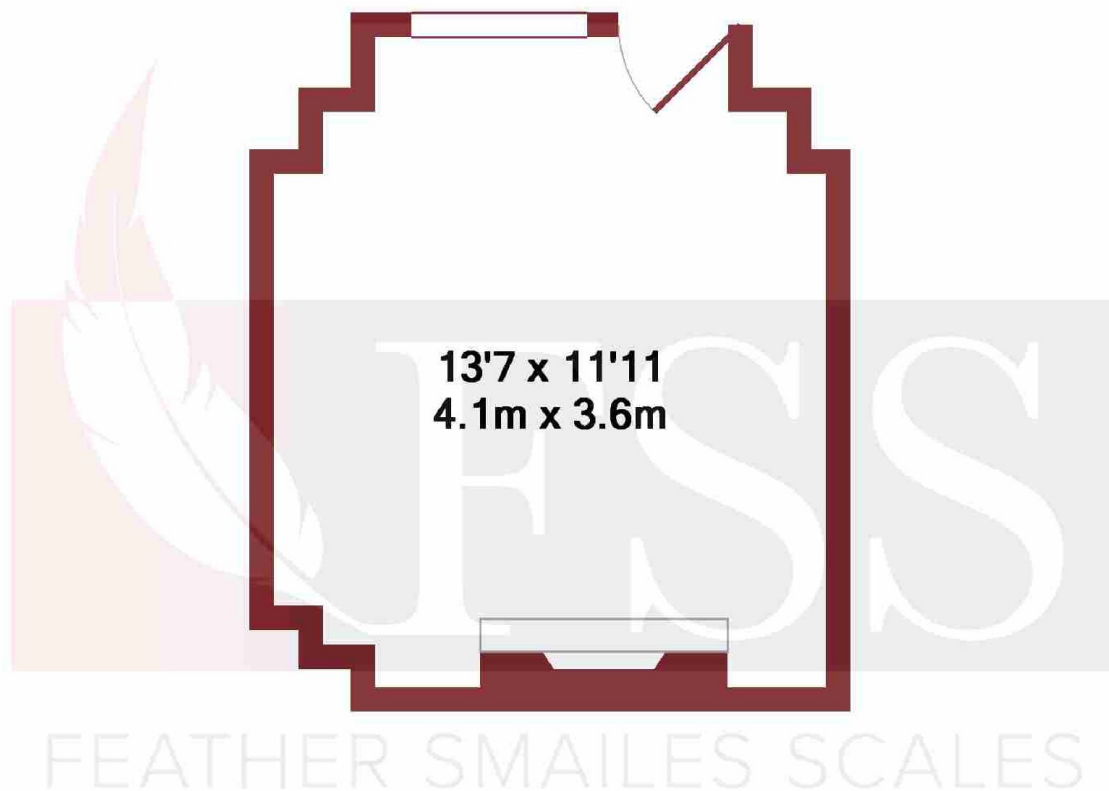
## Description

Situated in this historic market town, the subject premises form part of the Castle Courtyard complex, which fronts the Market Place in central Knaresborough. This particular unit is 155 sq ft and would suit a variety of small retailers.

This provides an opportunity to lease a ground floor retail unit within the covered mall of the complex. The centre provides shared toilet facilities and a utility area for the various occupiers. There are a number of local and national retailers within the scheme, including 'Country 2 Western', The Beanery and Subway to name but a few.

**GROUND FLOOR RETAIL  
UNIT**

**£5,200**  
Per annum



TOTAL APPROX. FLOOR AREA 147 SQ.FT. (13.7 SQ.M.)  
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### Location

Located in the heart of Knaresborough the courtyard is accessed just off the Market Place. Knaresborough is an historic North Yorkshire market town which serves the local community and is also a popular tourist destination. The town benefits from good road and rail links, being on the York to Leeds railway line.

### Tenure

The premises are available on a new lease the terms of which are to be negotiated.

### Rateable Value

Rateable Value: £3,750

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

### VAT

All figures quoted are deemed exclusive of VAT where applicable.

### 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.

### Viewing

Strictly by appointment with the agent Tel: 01423 501211.

### Services

All mains services are connected to the property.

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