

TO LET

9
Cambridge Road
Harrogate



Location

Occupying a prominent location on Cambridge Road, opposite Tesco Express and Costa Coffee and adjacent to the town's post office. Caffe Nero, Superdry and Greggs also occupy units in the immediate vicinity.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,701	158.0
Basement	453	42.1

Rent

Price on application.

Tenure

The premises are offered to let on a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £57,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - D

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared October 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

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