

**STRAYSIDE HOUSE,  
25-27 WEST PARK  
HARROGATE HG1 1BL**

**ROBBINS  
ASSOCIATES**

CHARTERED SURVEYORS &  
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**REFURBISHED  
OFFICES IN  
PROMINENT  
TOWN CENTRE  
LOCATION**

**TO LET**

**LOCATION**

The premises are located on West Park in Harrogate (A61) which is one of the principal roads through the town centre from the south. Not only is this a highly prominent retailing location with Maplin Electrical next door and Cotswold Outdoors, OKA Interiors, Orvis, Whites, Cook and Specialised are in the immediate vicinity. but it is also a short distance from the prime in town retailing areas of James St and Cambridge Street. It is also part of the Harrogate Café Scene with popular café's and restaurants including Weetons Deli, The West Park Hotel and restaurant, The Coach and Horses and Muckles.

**DESCRIPTION**

The property comprises a large retail unit on ground floor with two floors of offices above. Access to the offices is via a separate office entrance to the right of the access road to the rear car park. There is a passenger lift and toilets are situated off the staircase. Immediately to the rear is a 38 space car park with dedicated staff parking and service area.

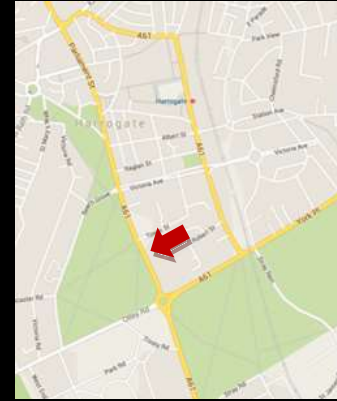
The offices have been refurbished and are newly decorated, recarpeted with exposed ceilings, feature walls, LED lighting throughout. A large open plan area and break out area and a range of individual rooms, boardroom and reception. Heating is by perimeter radiators. The entrance lobby and toilets have been refurbished. Access is by an entryphone system or key code entry. A limited amount of parking may be available at an additional cost of £650 per space per annum.

**FLOOR AREAS**

Second Floor total	3,510 sq.ft.	326.09 m <sup>2</sup>
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**3,510 sq.ft.**

**326.09 m<sup>2</sup>**

*The Boardroom**Reception Area***TERMS**

The premises are available to let on a new 5 FR & 1 year lease or a term to be agreed.

**RENT**

Upon application

Limited car parking may be available at £750 per car space per annum at rate of 3 spaces per 1000 sq.ft. of floor space

**BUSINESS RATES**

We are advised by the Valuation Office that the property is assessed for rating purposes as at 2017 as follows:-

Second floor	Rateable Value (2017)	£29,000
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Interested parties should verify the actual rates payable with the Local Rating Authority, Harrogate Borough Council.

**VAT**

All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated.. You are advised to consult your accountants for further information.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is Band E (106). A full copy of the EPC is available for inspection if required.

**COSTS**

Each Party will be responsible for their own legal and other costs incurred in this transaction.

**VIEWING**

For further information please contact:- Chris Robbins,  
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**IMPORTANT NOTICE**

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
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