

**INDIVIDUAL OFFICE
STRAYSIDE HOUSE,
25-27 WEST PARK
HARROGATE HG1 1BL****REFURBISHED
OFFICE IN
PROMINENT
TOWN CENTRE
LOCATION****366 SQ.FT.
34 M²****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 27 West Park Antiques and Arlo and Jacob 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.

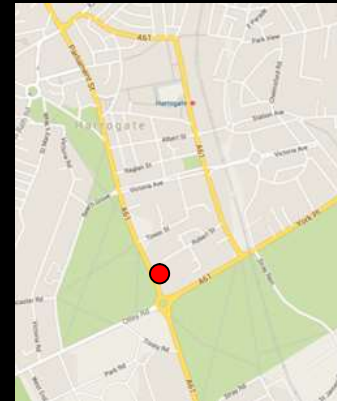
DESCRIPTION

The property comprises two large retail units 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 car park with dedicated staff parking and service area. A limited amount of parking may be available at an additional cost of £750 per space per annum.

The offices have been refurbished and are newly decorated, recarpeted with suspended ceilings and LED lighting throughout. Heating is by perimeter radiators. The entrance lobby and toilets have been redecorated and is accessed by an entryphone system or key code entry.

FLOOR AREAS

First floor	Front suite kitchen	366 sq.ft.	34 m ²
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TERMS

The premises are available to let on a new FR & I year lease expiring on 31.12.2027 or a term to be agreed.

RENT

£5,124 per annum plus VAT, service charge, buildings insurance.
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 2023 currently with an adjoining office and will therefore be split on grant of the lease. It is estimated that the rateable value of the premises will be in the region of £4,100

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

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VIEWING

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