

The Wardens Cottage, The Old Chapel, 282 Skipton Road, Harrogate, HG1  
3HE



## Self-Contained Office/Studio Suite/ Workshop

- Self-contained office/studio/workshop
- Two inter-linked suites
- Lower Ground Floor of converted Chapel
- 1.2 miles from Harrogate Town Centre

Office

**TO LET**

**592 sq ft**

(55 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# The Wardens Cottage, The Old Chapel, 282 Skipton Road, Harrogate, HG1 3HE

## Summary

<b>Available Size</b>	592 sq ft
<b>Rent</b>	£12,000 per annum The rent includes the service charge to cover external repairs, buildings insurance and water rates.
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	The rent includes the service charge to cover external repairs, buildings insurance and water rates.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (87)

## Description

The property is situated on Skipton Road opposite New Park Primary School and close to its junction with the A61 Ripon Road.

The property is located on the lower ground floor of a former Chapel that has been sub-divided to provide separate suites. Units 4A & 4B provide two self-contained inter-linked suites considered suitable for use as an office or studio.

## Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 67,500 with a catchment population order of 50,000 within a 40 minute drive time, within which there is a high socio-economic profile.

## Accommodation

The accommodation comprises the following areas:

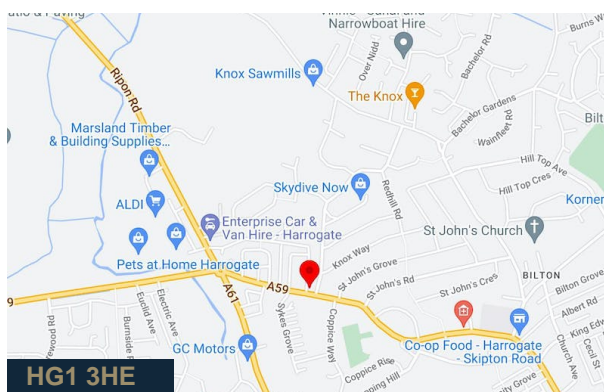
Name	sq ft	sq m	Availability
Lower Ground - Wardens Cottage Rear	323	30.01	Available
Lower Ground - Wardens Cottage Front	269	24.99	Available
<b>Total</b>	<b>592</b>	<b>55</b>	

## Viewings

Please contact us on 01423 54731 or email [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.

## Terms

The property is available by way of a new internal repairing lease for a term of years to be agreed.



## Viewing & Further Information

**Peter Rawnsley**

(01423) 547912

[pr@montpellierproperty.com](mailto:pr@montpellierproperty.com)

**Helen Cox-Rawnsley**

(01423) 547313

[hcr@montpellierproperty.com](mailto:hcr@montpellierproperty.com)