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)



(01423) 547313 www.montpellierproperty.com

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Summary

Available Size	592 sq ft
Rent	£12,000 per annum The rent includes the service charge to cover external repairs, buildings insurance and water rates.
Business Rates	Upon Enquiry
Service Charge	The rent includes the service charge to cover external repairs, buildings insurance and water rates.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 interlinked 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
Total	592	55	

Viewings

Please contact us on 01423 54731 or email 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

Helen Cox-Rawnsley

(01423) 547313 hcr@montpellierproperty.com

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