SHOP TO LET

30b HIGH STREET
KNARESBOROUGH
HG5 0EQ

Bowcliffe, Trinity One, Neptune Street, Leeds, LS9 8AE.
T: 0113 245 2452 W: www.bowclifellp.com E: jr@bowclifellp.com
LOCATION
The property is situated on the High Street in Knaresborough town centre. Nearby occupiers include Tesco, Lloyds Pharmacy, Frozen Value and Yorkshire Building Society.

DESCRIPTION
The property is situated at ground floor and provides the following approximate net internal accommodation:-

<table>
<thead>
<tr>
<th>Internal Width</th>
<th>16'8&quot;</th>
<th>5.10m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop Depth</td>
<td>42'4&quot;</td>
<td>12.9m</td>
</tr>
<tr>
<td>Sales</td>
<td>708sqft</td>
<td>65.79sqm</td>
</tr>
<tr>
<td>Store</td>
<td>36sqft</td>
<td>3.36sqm</td>
</tr>
</tbody>
</table>

LEASE
The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT
£18,000pax.

RATES
- Rateable Value: £13,500
- UBR (2015/16): £0.493
- Rates payable: £6,655

Interested parties should verify these figures with the Harrogate Borough Council. (Telephone: 01423 500600).

LEGAL COSTS
Each party to bear their own legal costs incurred in this transaction.

EPC
Available upon request.

VIEWING
All enquires should be via the sole agents, Bowcliffe LLP. For further information or to make arrangements to view, please contact:

Jeff Robertson (Tel: 0113 245 2452)
jr@bowcliffellp.com

Date of Particulars: February 2016


Bowcliffe (Leeds) Ltd for themselves and for the vendor(s) or lessor(s) of this property whose agents they are give notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe (Leeds) Ltd has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.