Adair Paxton
Property Specialists
EST 1859

PRIME TOWN CENTRE RETAIL OPPORTUNITY

729 SQ FT (67.72 SQ M)

- Ground Floor
- Excellent Trading Location
- Adjacent to Café Nero
- Attractive Shop Front
- Internal Electric Roller Shutters
- Grade II Listed

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TO LET

6 Market Place
Knaresborough
HG5 8AG

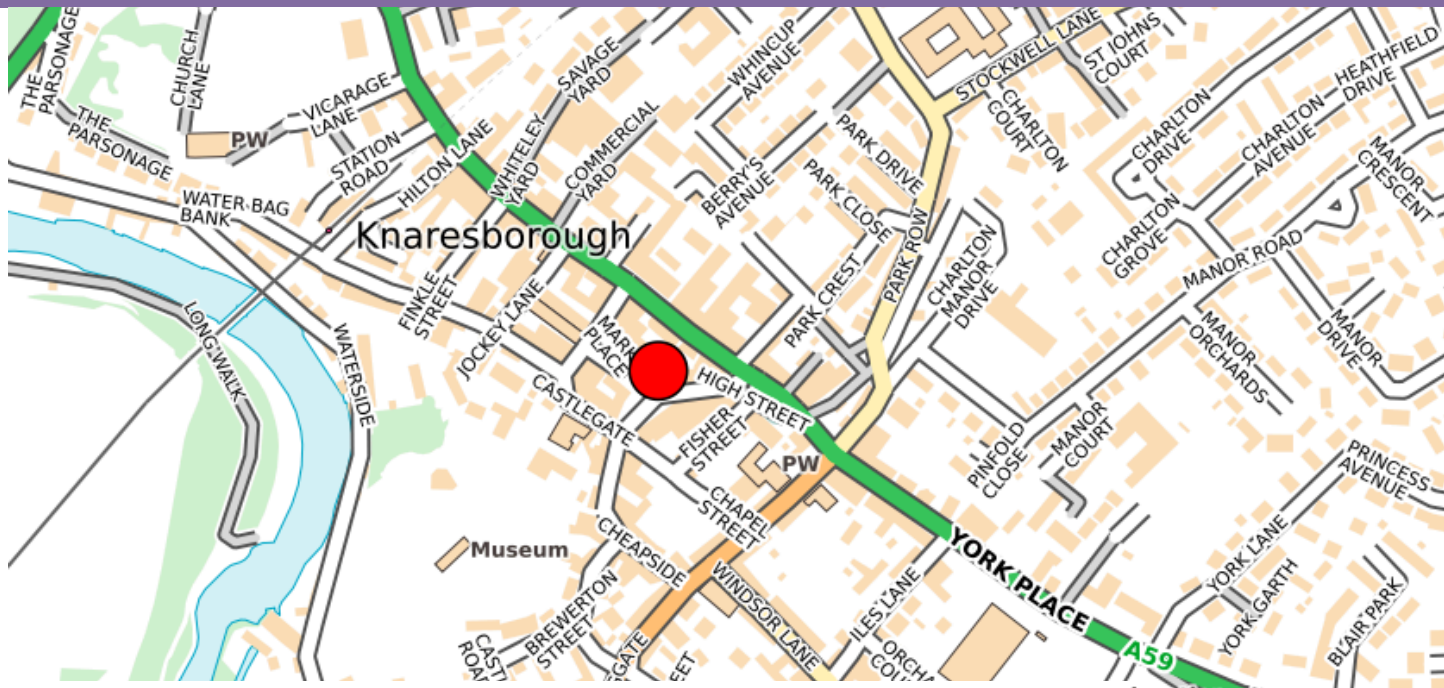
£29,950
per annum

LOCATION

The subject property is located in the heart of Knaresborough, within the exceptionally busy Market Place. The unit is surrounded by a variety of national and regional operators retailers including Thomas the Baker, Café Nero and William Hill. The Castle and the attractive Waterside is only a short walk from the property. The property is also surrounded by an abundance of pay and display public car parking spaces.

The market town of Knaresborough is approximately 4 miles east of Harrogate and 15 miles west of York. Nearby arterial routes include the A1, York Road (A59) along with the bus and rail stations which are also nearby serving the main Leeds to York line.

The town's rich history gives rise to a significant seasonal tourist influx which supplements a local population of circa 16,000 people.





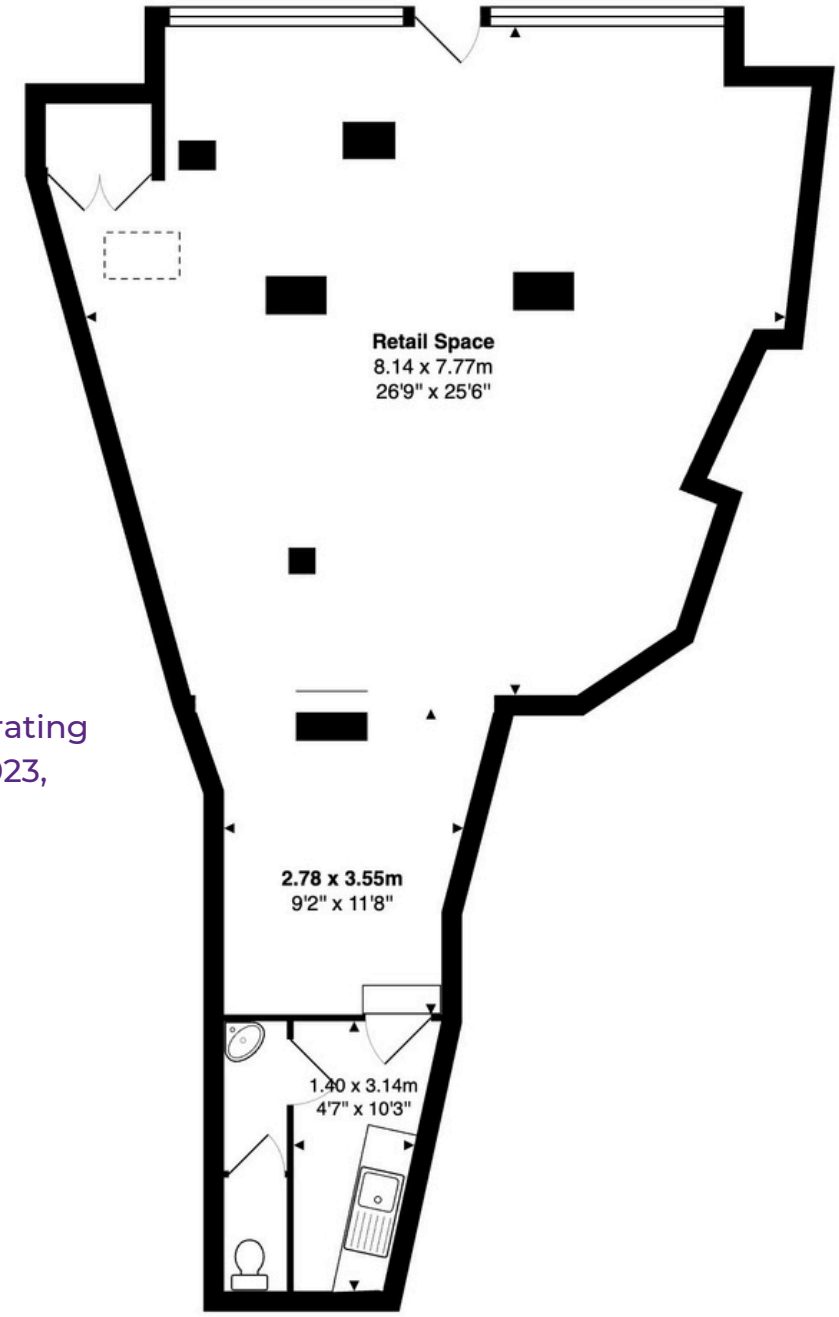


DESCRIPTION

The subject property is predominantly arranged at ground floor level with prominent dual window display benefitting from electric security shutters.

To the rear of the ground floor there are kitchen and WC facilities.

Additionally there is a basement, however there is limited access via a trap door.



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	729	67.72
Total	729	67.72



EPC

The property currently benefits from an EPC rating of C-53.

VAT

The subject property is not VAT registered.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal costs.

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £29,950.00 per annum

RATEABLE VALUE

The current Rateable Value is £19,000, with this due to increase to £19,750 from 1st April 2026.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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