

**TO LET**

LINKSIDE HOUSE,  
FOREST LANE  
HEAD,  
HARROGATE,  
NORTH  
YORKSHIRE  
HG2 7TE

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**4,387 sq ft  
407.55 sq m**

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- Prominent showroom premises to Let
- Roller shutter access
- Mezzanine office / storage space
- Ample car parking

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## LOCATION

The property is prominently situated just off the busy A59 which is the main link road between Harrogate and Knaresborough. Opposite the site to the south is Harrogate Golf Club with open fields to the rear (north) and residential to the western boundary of the site.

## DESCRIPTION

The property comprises a former car showroom that benefits from extensive glazing to the front elevations. The property is of steel portal frame construction and is composite clad with a roller shutter access situated towards the rear/side elevation. Internally the property benefits from a carpeted showroom with WC's and warehouse / storage space situated towards the rear. At first floor a mezzanine provides a combination of additional storage space and a number of offices / meeting rooms. We believe that subject to planning that the property could be suited for a variety of uses to include showroom / retail / warehouse and offices.

## ACCOMMODATION

Name	Size
Ground Floor	2,873 sq ft (266.9 sq m)
First Floor (Mezz)	1,513 sq ft (140.56 sq m)
<b>Total</b>	<b>4,387 sq ft (407.55 sq m)</b>

## PLANNING USE

The property currently benefits from a Sui Generis use however subject to Planning, we believe that the site could be suitable for alternate uses to include retail, warehouse and offices.

## TERMS

The property is available to let by way

of a new internal repairing and insuring lease for a term of years to be agreed.

## RENT

The property is available for an annual rent of £40,000 per annum exclusive. For further details, please contact the agents.

## SERVICES/SERVICE CHARGE

The property benefits from all mains services to include water, 3 phase electric and gas. Services to be paid by the landlord with the tenant to reimburse.

## RATEABLE VALUE

The property currently has a Rateable Value of £42,000 for the site as a whole. It is intended that the landlord will pay the Rates liability and recharge the tenant a fair proportion.

## EPC

B-48

## LEGAL COSTS

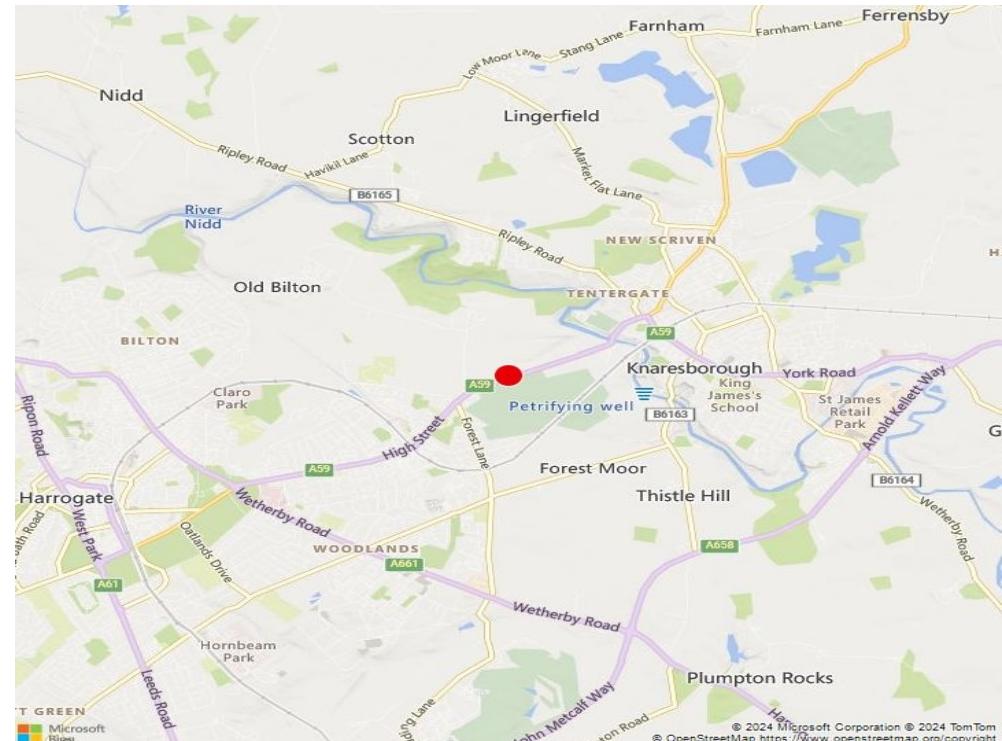
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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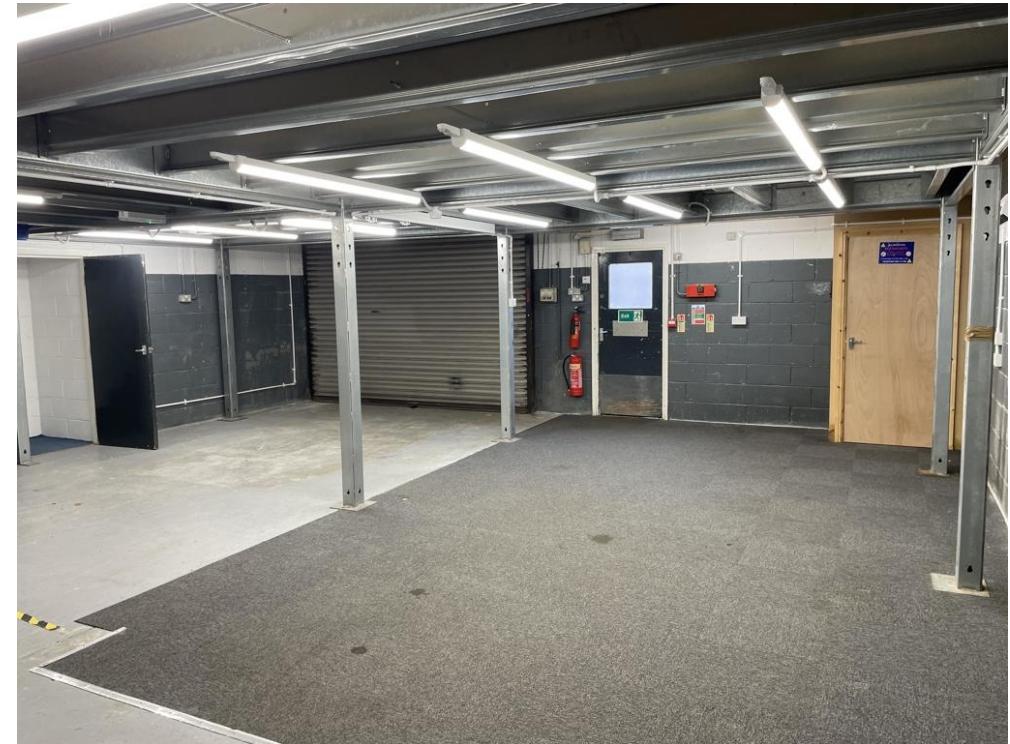
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## IMPORTANT INFORMATION

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