

# TO LET

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

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

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

[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)



**Carter Jonas**

## 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 re-charge the tenant a fair proportion.

## EPC

B-48

## LEGAL COSTS

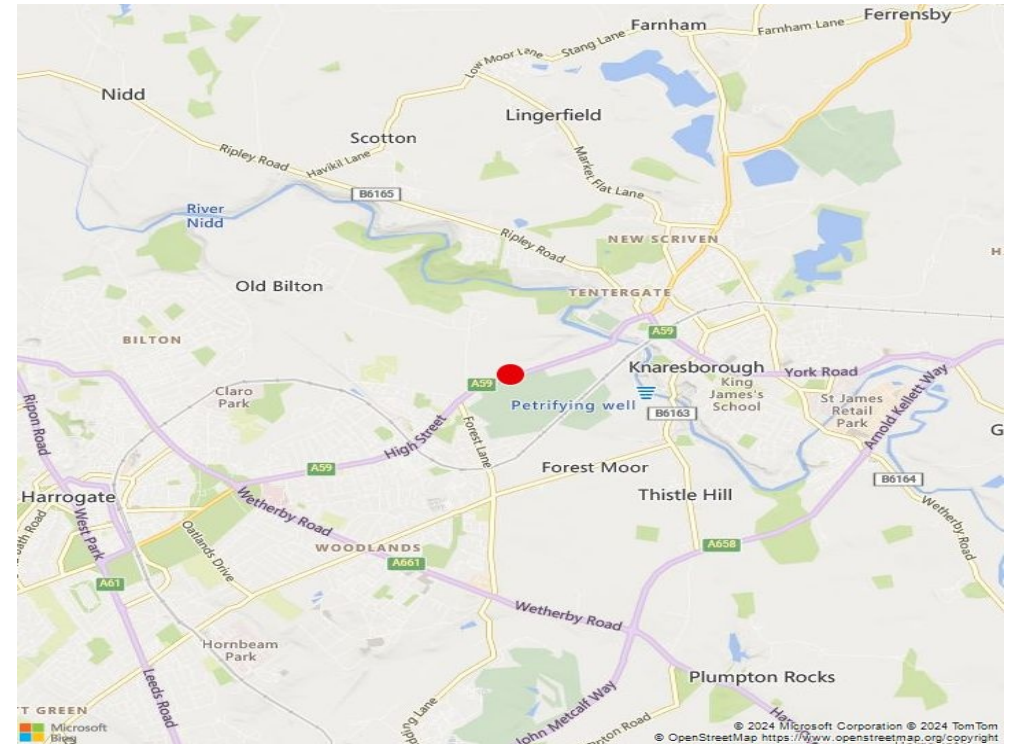
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

Chris Hartnell  
0113 203 1079 / 07800 572 007  
Chris.Hartnell@carterjonas.co.uk  
[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)

Marissa Allott  
0113 426 9869 / 07890 300 109  
[marissa.allott@carterjonas.co.uk](mailto:marissa.allott@carterjonas.co.uk)

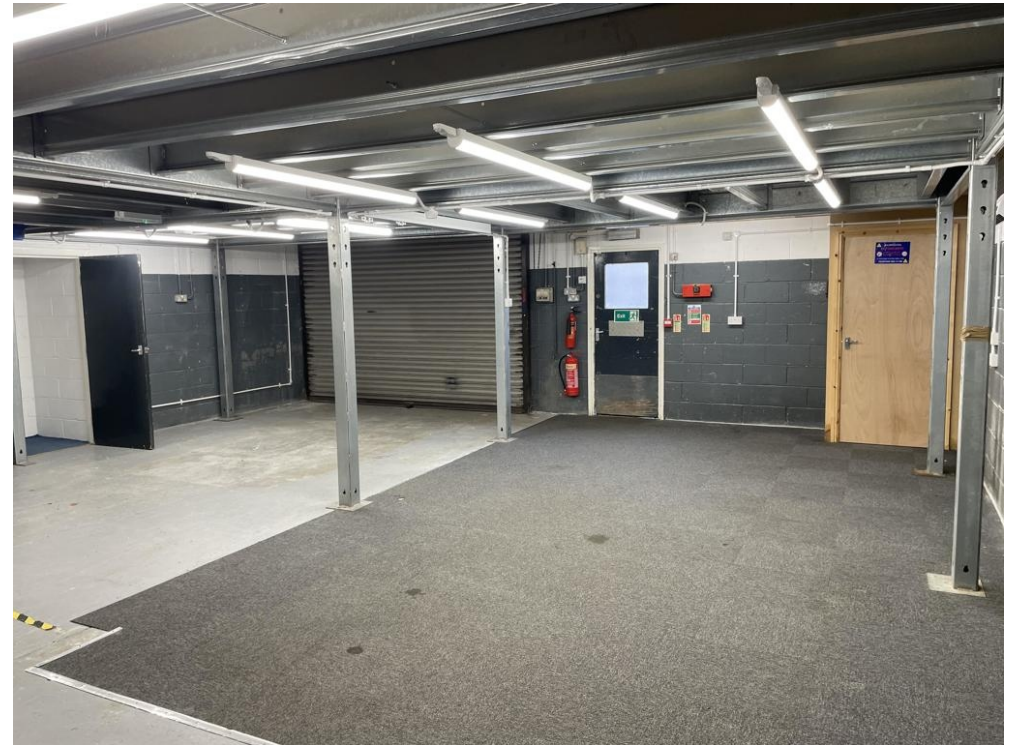
## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. August 2024



# Carter Jonas





## CONTACT

Chris Hartnell

0113 203 1079 / 07800 572 007

Chris.Hartnell@carterjonas.co.uk

[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)

Marissa Allott

0113 426 9869 / 07890 300 109

marissa.allott@carterjonas.co.uk



# Carter Jonas