

**TO LET**

**Workshop Unit  
81 Skipton Road  
Harrogate  
HG1 4LQ**

**£12,000 + VAT  
per annum**

**906 sq ft (84.2 sq m)**

- Central Harrogate Location
- Short Term Availability
- Secure Lockable Yard
- End Terrace





## Location

The unit is situated on the West side of Skipton Road (A59). Access to the north and south is easily accessible from this location. The property is located 1 mile away from Harrogate Town Centre and 16 miles from Leeds City Centre.

## Description

The site comprises of a parade of terraced warehouses and a secure, lockable yard area which are of a similar specification albeit with differing eaves heights. The unit available is accessed via an electric roller shutter. Internally, the unit benefits from fluorescent lighting, concrete non-slip flooring and brick elevations. The subject unit does not include WC facilities.

## Floor Plan



## EPC

The site benefits from an EPC rating of D-87. A full copy is available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

It is understood that VAT is applicable at the prevailing rate.

## Terms

The property is available to let on effective full repairing and insuring terms on a temporary basis at a rental of £12,000 + VAT per annum (£1,000 + VAT per calendar month).

## Rateable Value

It is understood that the current rateable value for the property is £4,900 within the 2023 Rating list.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the offeree prior to instructing solicitors.

### Misrepresentation Act:

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## For more information, please contact:

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## All Enquiries:

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