

Unit 2, Ground Floor, The Old Chapel, 282 Skipton Road, Harrogate, HG1
3HE



Former Church Hall - considered suitable as a Studio Unit /Business Studio

- Former chapel hall offering a double height open plan suite
- Suite provides an integrated kitchen
- Considered suitable as a Studio unit / Business Studio

Office
TO LET

898 sq ft
(83.43 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

Unit 2, Ground Floor, The Old Chapel, 282 Skipton Road, Harrogate, HG1 3HE

Summary

Available Size	898 sq ft
Rent	£12,500 per annum
Rateable Value	£10,250 The property may be eligible for small business rate relief and therefore no rates payable depending on an occupier's status. Interested parties are advised to make any further enquiries direct to the local rating authority Harrogate Borough Council on 01423 500600.
EPC Rating	D (94)

Description

The property is situated on Skipton Road opposite New Park Primary School and close to its junction with the A61 Ripon Road.

The property comprises a former Chapel that has been sub-divided to provide separate suites. Unit 2 comprises the open planned rear hall.

The studio provides a double height area with an integrated kitchen.

Location

Harrogate is one of the largest commercial centres in North Yorkshire and has the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Floor Unit 2	898	83.43	Available
Total	898	83.43	

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Services

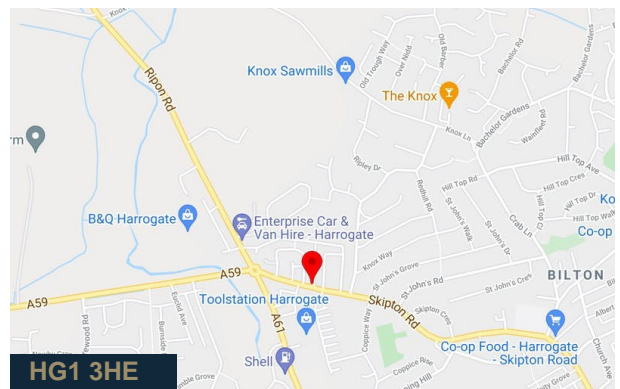
We are advised that electric, water and drainage are connected to the property.

VAT

The property has not been elected for VAT and therefore VAT will not be chargeable on the rent.

Legal Costs

Each party to pay their own legal costs



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com