Description
Office/Warehouse premises located on Devonshire Lane directly off Claro Road within walking distance of the Stray and Harrogate Town Centre. The use is restricted in that the site cannot be used for car repairs. The property, which could be split, provides accommodation over two floors with several options to suit various business needs.

Option 1 Courtyard - Approx 4933 sq ft over 2 floors £16,035 per annum
Option 2 Rear Unit - Approx 3358 sq ft over 2 floors £10,915 per annum
Option 3 Far Rear Unit - Approx 6300 sq ft over 2 floors £20,475 per annum
Location
At the Empress roundabout proceed along the A59 Skipton Road and take the right turn onto Claro Road. The property is identified by our board located on the left hand side at the junction of Claro Road and Back Devonshire Place. Due to the size of the property it boundaries a number of different streets.

Tenure
Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rateable Value
Rateable Value: TBC
Uniform Business Rate for 2018/19 £0.493.
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT
All figures quoted are deemed exclusive of VAT where applicable.

Planning
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing
Strictly by appointment with the agent Tel: 01423 501211.

Services
All mains services are connected to the property.