



TO LET RETAIL UNIT

545 Sq Ft (50.63 Sq M)

- ◆ Popular Shopping Destination
- ◆ Prominent Position
- ◆ Suitable for a number of uses (STP)



Unit 3, Jenny Field Drive
Harrogate, HG3 2XQ

LOCATION

The unit is set within the Jennyfield Neighbourhood Shopping Centre located within the Jennyfield district to the north west corner of Harrogate. The local vicinity is very much a residential area with retailers benefiting from local shoppers and Harrogate town Centre only being approx. 2 miles to the south. Nearby retailers include The Co-operative Food, Saint Michael's Hospice and Boots Pharmacy. A number of independent operators are located within close proximity.

DESCRIPTION

The unit comprises a former Coop Funeral premises set within the popular Jennyfield Neighbourhood Shopping Centre. Internally the unit offers a sales area to the front of the premises leading to a kitchen, w/c and storage area to the rear, also benefiting from a rear access/loading area.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal area of 545 sq ft.

RATES

Shop and Premises

Rateable Value:	£9,700
Rates Payable (2022/2023):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury

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Tom Fuller

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TERMS

The unit is available on a new effectively full repairing and insuring sub lease for a term to be agreed at a commencing rent of £10,000 per annum exclusive of rates, VAT, services, service charge, insurance and any other outgoings.

EPC

The property has been assessed as having an energy performance asset rating of E.

VAT

The property is elected for VAT purposes and therefore VAT is payable on the rent.

PLANNING

The unit currently benefits from the new E Class consent. Interested parties are advised to check with the Local Authority.

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