

COMMERCIAL UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



UNIT 2B FOLLIFOOT RIDGE BUSINESS PARK, HARROGATE, HG3 1DP

- ✓ **1,767 SQ.FT (164.16 SQ.M)**
- ✓ **ESTABLISHED RURAL BUSINESS PARK**
- ✓ **GOOD ACCESS TO THE A1(M)**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **SERVICE YARD AND PARKING**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

Follifoot Ridge Business Park is located in the Harrogate district of North Yorkshire approximately 1 mile to the west of Follifoot village and 3 miles south of Harrogate Town Centre, with good access to the A1(M) just off the A658 which forms the Harrogate Southern Bypass and in turn links with the A61 Harrogate/Leeds Trunk Road. It is well located to serve Harrogate, York, North Leeds and the surrounding area.

The highly successful business park is accessed via Pannal Road and is situated in an attractive rural surrounding close to the historic Rudding Park Hotel & Spa, Rudding Holiday Park and Harrogate RUFC. Occupiers on the park include Dickson Timber, AKTIV Design, Midamotion, Yorkshire Heatpumps, GT Service and Earthmill Maintenance.

DESCRIPTION

The property comprises a semi-detached steel portal frame industrial unit beneath a pitched profile sheet roof, with blockwork elevations to the front and right-hand side and profile sheet metal cladding to the left and rear elevations. The unit provides an eaves height of approximately 2.44m and a ridge height of approximately 3.30m. Access is provided via double doors and a pedestrian door to the front, together with a further pedestrian door to the rear.

Internally, the property provides predominantly open plan accommodation, currently configured for catering use, together with two offices, WC and kitchenette facilities. The unit offers flexibility for a variety of commercial uses, subject to the necessary planning consents.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Floor Areas of **1,767 sq.ft (164.16 sq.m)**.

TERMS

The premises are available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£18,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge, which is **£2,149.78 per annum**, and insurance which is **£820.45** for the current year.

The unit can be made available from early 2027.

RATES

We understand the property is assessed as follows:-

Rateable Value £13,750

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable and potential rates relief.

SERVICES

We are advised that the unit benefits from mains electricity and drainage.

Subject to Contract - Aug 26

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but are subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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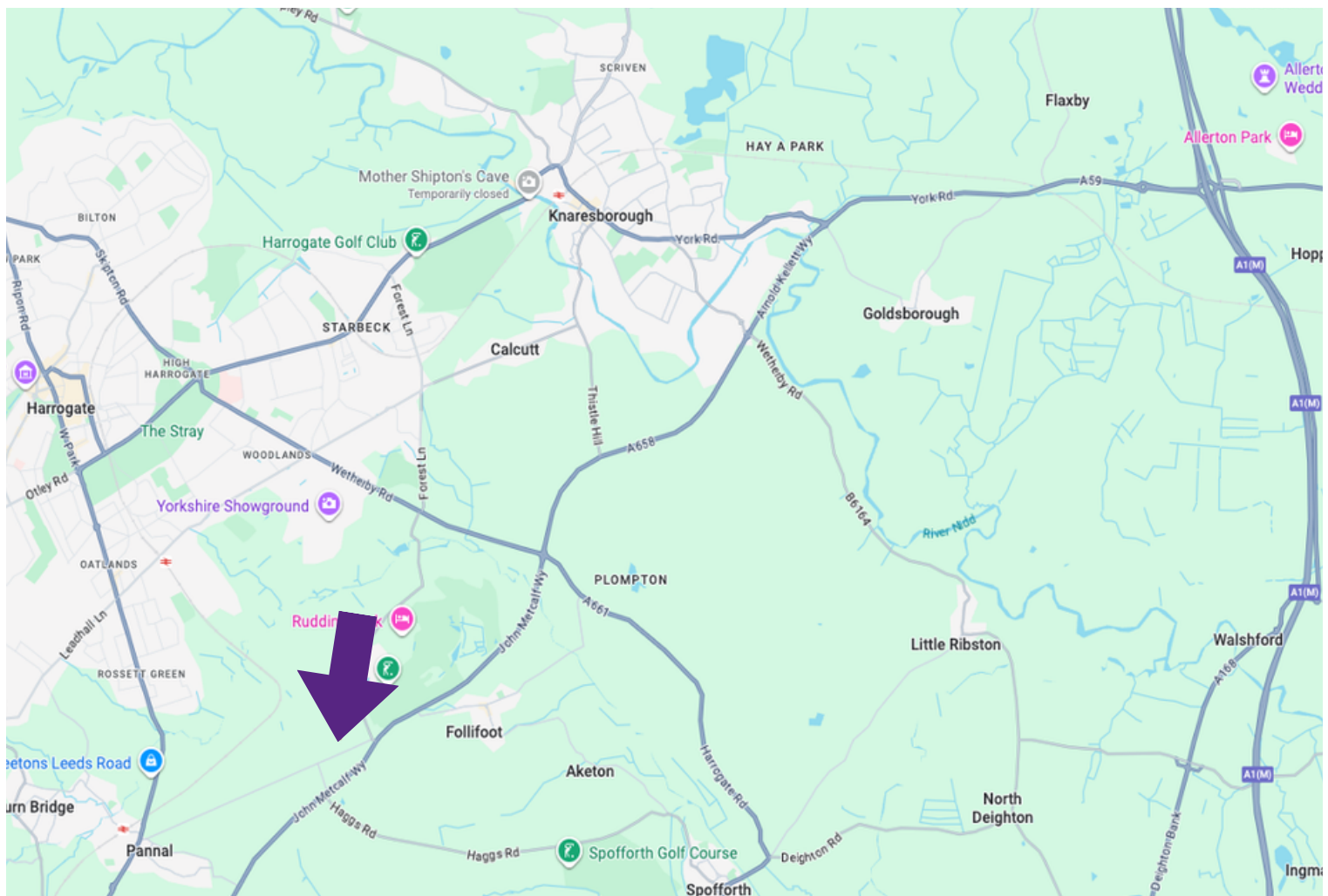
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