

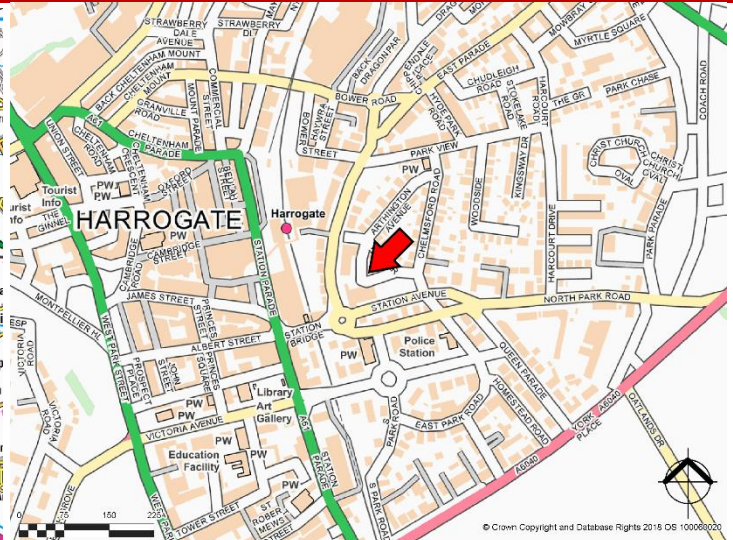
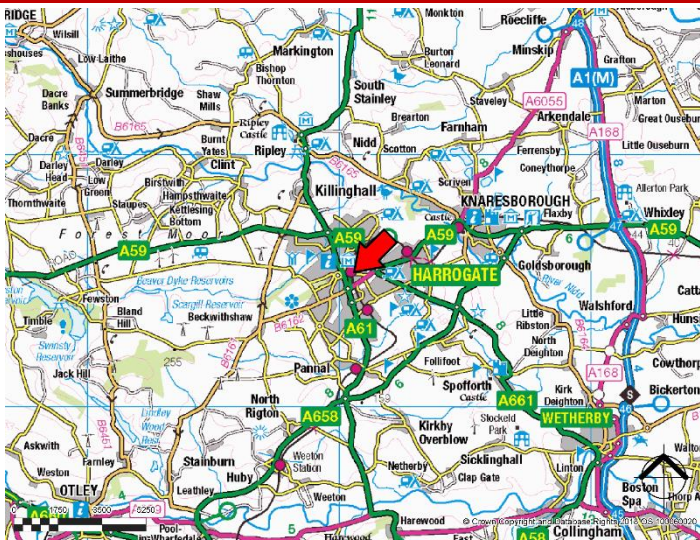
GROUND FLOOR OFFICES TO LET

56.81 SQM (611 SQFT)



**AUDREY BURTON HOUSE
QUEENSWAY
HARROGATE
HG1 5LX**

- CENTRAL HARROGATE LOCATION
- ON-STREET PARKING
- CLOSE TO TRAIN STATION



LOCATION

The property is located in the centre of Harrogate, close to the Train Station, restaurants, bars and retail area. Leeds City Centre is 14 miles to the South.

DESCRIPTION

The available space comprises part of a modern office building with a shared ground floor entrance lobby leading to five separate offices and WC's. The premises form part of a larger building constructed in brick under a flat roof, partly occupied by the Citizens Advice. The WC and kitchen facilities are shared with Citizens Advice. There is readily available on street parking.

ACCOMMODATION

	SQ M	SQ FT
Office 1	18.20	196
Office 2	6.68	72
Office 3	6.68	72
Office 4	6.59	71
Office 5	5.29	57
Corridor	13.37	144
WC	-	-

SERVICES

We understand the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

LEGAL COSTS

The tenant is to be responsible for a contribution of £500 plus VAT towards the landlords' legal costs in connection with the preparation of the Lease

PLANNING

The property has planning permission for B1 Office Use. Applicants should make enquiries of the local planning office depending on their proposed use.

RENTAL

£7,250 per annum exclusive.

TENURE

Available by way of an effective full repairing and insuring Lease for a term of five years or multiples of five years.

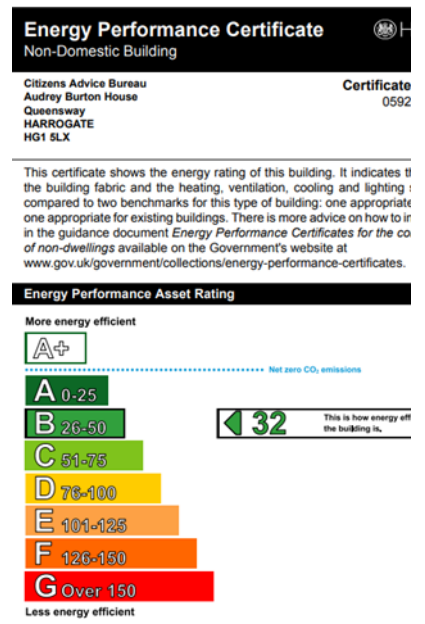
SERVICE CHARGE

The landlords will charge service charge in addition to the rental payment to cover the costs of providing services. This includes cleaning of common parts, refuse collection, repairs and maintenance of the building, servicing of fire alarm, emergency lighting, intruder alarm and the general upkeep of the building. The service charge is estimated to be approximately £3.75 per sq.ft. The landlord will bill this quarterly together with the rent and this will be adjusted at the end of the year to relate to the actual cost and will be reviewed on an annual basis.

VAT

Our client has advised us that Value Added Taxation is no applicable on this transaction. Your legal adviser should verify.

EPC



Energy Performance Certificate
Non-Domestic Building

Citizens Advice Bureau
Audrey Burton House
Queensway
HARROGATE
HG1 5LX

Certificate 0592

This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting compared to two benchmarks for this type of building; one appropriate for existing buildings. There is more advice on how to improve in the guidance document *Energy Performance Certificates for the use of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

Net zero CO₂ emissions

32 This is how energy efficient the building is.

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: AG0109
SUBJECT TO CONTRACT

May 2019

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.