



Unit 3

Jenny Field Drive, Harrogate, HG3 2XQ

RETAIL UNIT

545 sq ft
(50.63 sq m)

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



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Summary

Available Size	545 sq ft
Rent	£10,000 per annum
Rateable Value	£9,700 The unit will benefit from full rate relief
VAT	Applicable. The property is elected for VAT purposes and therefore VAT is payable on the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	E (103)

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.

Location

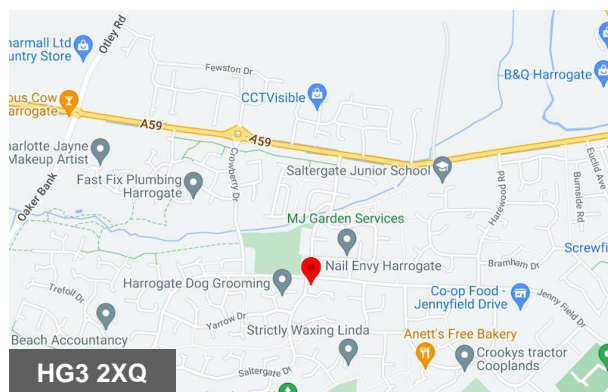
The unit is set within the Jennyfield Neighbourhood Shopping Centre located within the Jennyfield district to the north west corner of Harrogate. The local vicinity is very much a residential area with retailers benefiting from local shoppers and Harrogate town Centre only being approx. 2 miles to the 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.

Planning

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

EPC

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



Viewing & Further Information



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