



2 Kings Road  
Harrogate, HG1 2RL

## UPPER FLOOR LEISURE/OFFICE PREMISES

3,568 sq ft  
(331.48 sq m)

- Attractive building
- Suitable for various uses



# 2 Kings Road, Harrogate, HG1 2RL

## Summary

<b>Available Size</b>	3,568 sq ft
<b>Rates Payable</b>	£11,102.75 per annum
<b>Rateable Value</b>	£22,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (125)

## Description

The unit forms part of a large block property prominently positioned on Kings Road in the centre of Harrogate. The accommodation is accessed off Kings Road and comprises first and second floor space previously used as a nightclub. The premises could be used for various uses subject to any necessary planning consents.

## Location

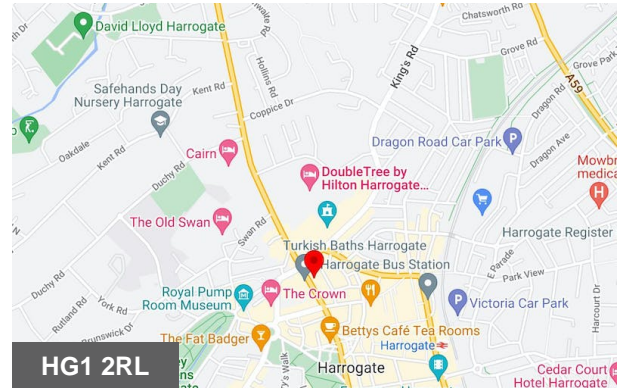
Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the Harrogate International Centre, patrons of the Royal Baths and the Royal Hall. The property is located directly opposite Harrogate International Centre with Piccolino Restaurant, Betty's Tea Room and The Ivy being a short walk away.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Rent on application.

## Planning

We understand the property currently falls under Sui Generis use class and therefore a change of use will be required if used for anything other than a drinking establishment. Interested parties are advised to check with the Local Authority.



## Viewing & Further Information



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