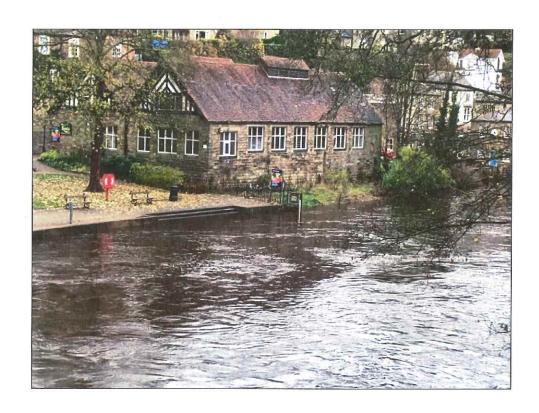


# TO LET

## RIVERSIDE WORKS, 4 WATERSIDE, KNARESBOROUGH, HG5 9AZ



### **GROUND FLOOR WORKSHOP**

6,500 SQ FT (604 SQ M)

### PROPERTY PARTICULARS

#### LOCATION

Located in the Centre of Knaresborough fronting Waterside and the River Nidd.

Close to Knaresborough's Town Centre facilities with swift access to the Harrogate Ring Road and A59.

#### DESCRIPTION

The property comprises a substantial detached stone building under pitched tiled roof of single storey construction.

The property previously used for boat storage offers the opportunity for a wide variety of workshop and commercial storage uses.

The property has road frontage to Waterside and a small car parking area to the front with double loading doors providing access into the main workshop.

#### ACCOMMODATION

(All areas are gross internal)

Ground floor	6,500 sq ft	604 sq m
workshop		55.

#### **PLANNING**

The building has an existing established planning use for light industrial and boat storage.

#### **TERMS**

The property is offered to lease on the basis of a flexible lease term on a full repairing and insuring basis. Rental available upon request.

#### **VIEWING**

By contacting the Agents, AWS Ltd, Kevin Surplice, Tel: 01132351362



Subject to contract.

