



APPROXIMATELY 1,175 SQ FT

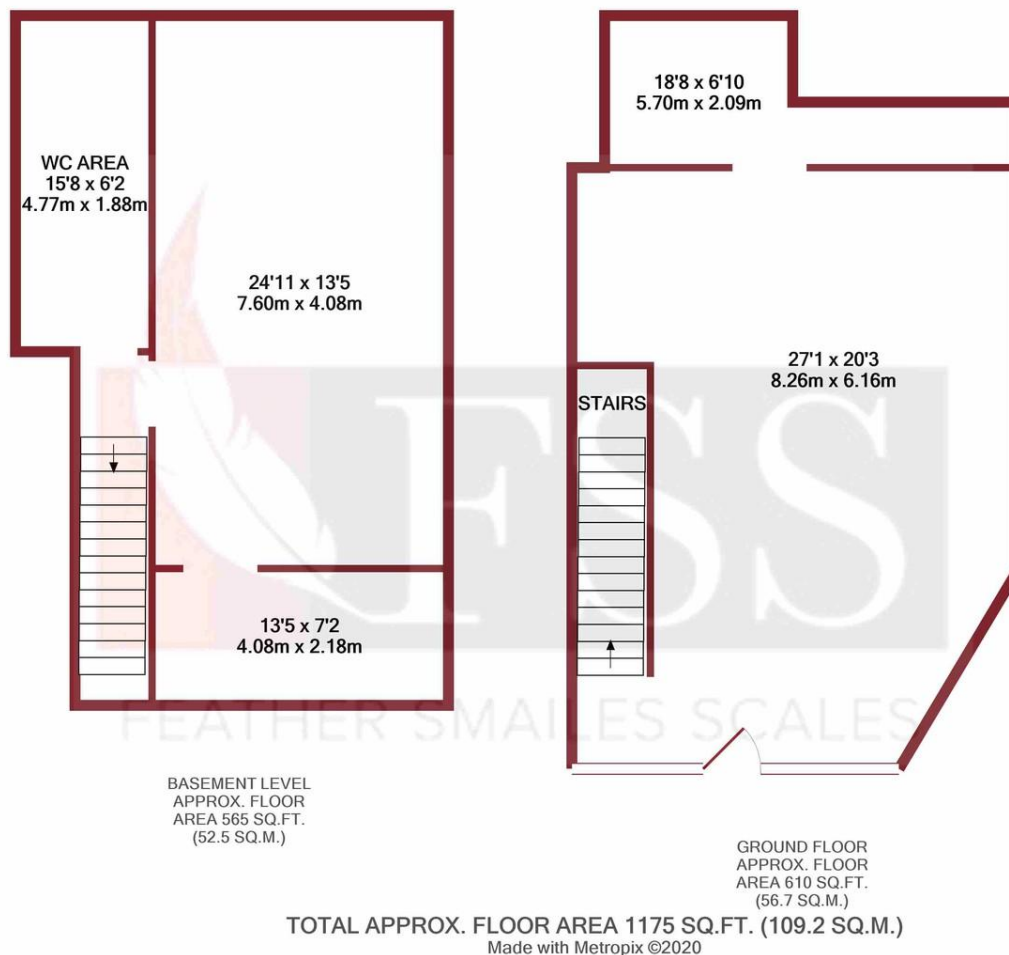
## DESCRIPTION

A rare opportunity to lease a Town Centre retail space with A3 consent and so offering flexibility to be used for either retail or food. The premises were previously occupied by Souvlaki Greek Restaurant.

Internally the unit offers a predominantly open plan ground floor space with a rear storage area but this could be opened up. The premises also offers an extensive dry basement with excellent head height which could be fully utilised. WC facilities are also located in the basement. The external property is set to undergo refurb works and internally the unit does require some fit out and therefore some incentives may be on offer.

IMMEDIATE TOWN  
CENTRE LOCATION

**Rent £25,000 PA**



## Location and Directions

The premises are located in the Heart of Harrogate Town Centre on the prestigious James Street. Neighbouring occupiers include the likes of Mama Doreens Emporium, The Yorkshire Soap Company, as well as Zizzis among others.

## Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

## Rates

Rateable Value: £32,500.  
Uniform Business Rate for 2018/19: £0.480. As per Government Budget announcement this property is eligible for 100% rate relief for the 2020/21 financial year. Further enquiries should be directed to HBC 01423 500600

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent  
Tel: 01423 501211.

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