



DESCRIPTION

APPROXIMATELY 235 SQ FT

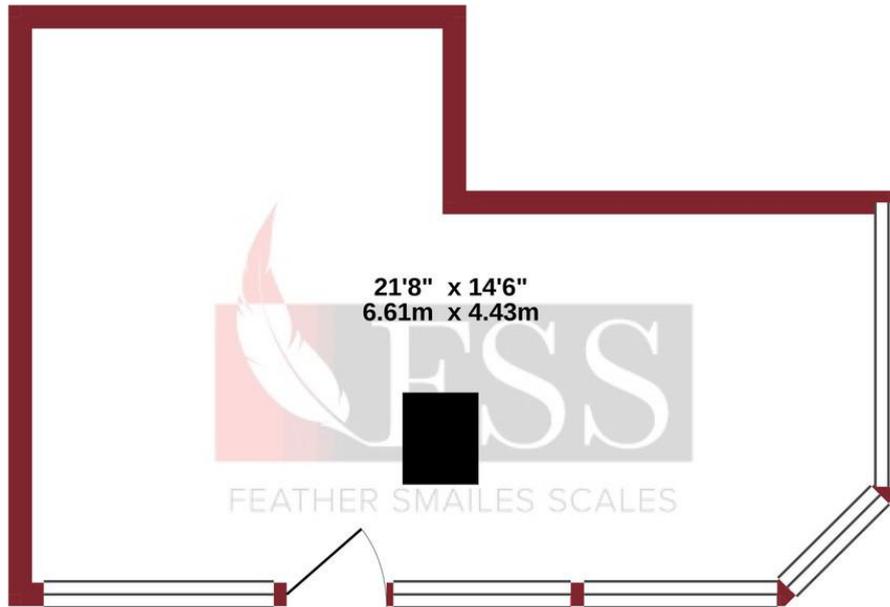
An opportunity to lease a retail unit within the well-established Westminster Arcade, fronting Parliament Street.

The subject premises is one of 12 units within the comprehensively refurbished arcade. Situated on the ground floor and offering predominantly 235 sq ft of open plan space the unit is ideal for various retail occupiers.

TOWN CENTRE UNIT

Rent £6,500 PA

GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 235 sq.ft. (21.8 sq.m.) approx.
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Location and Directions

Westminster Arcade links Parliament Street which is considered a niche and prominent retail area within Harrogate town centre. Linked to the Jubilee Car Park with 450 car spaces Westminster Arcade is close to Debenhams, Jo Jo Mama Bebe and Rymans and on Parliament Street, Fattorini Jewellers, Moss Bros and Nando's and Cordings who occupy the front unit and three floors within the Arcade.

Tenure

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

Rates

Rateable Value: £8,500.
Uniform Business Rate for 2020/21: £0.512.
Small business rate relief may be available to some occupiers. 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.

Service charge - £2,201.12 per annum

Viewing

Strictly by appointment with the agent
Tel: 01423 501211.

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