



APPROXIMATELY 503 SQ FT

DESCRIPTION

An opportunity to lease a ground floor retail unit located in what is a prime position in the heart of Harrogate Town Centre. The premises are predominantly open plan with a modern glazed frontage. Internally the unit is in good condition and ready immediate occupation.

The premises would suit a variety of users ranging from the traditional retailer to hair/beauty related users among many others. The property benefits from 1 external car parking space as well as a rear store and WC.

IMMEDIATE TOWN
CENTRE LOCATION

Rent £17,500 PA

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.
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Location and Directions

The premises are located on the prominent Parliament Street of Harrogate occupying what is considered a niche and prominent retail area within Harrogate town centre.

Tenure

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

Rates

Rateable Value: £16,000.

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.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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