

HARROGATE – 35 OXFORD STREET



PROMINENT FITTED SHOP TO LET

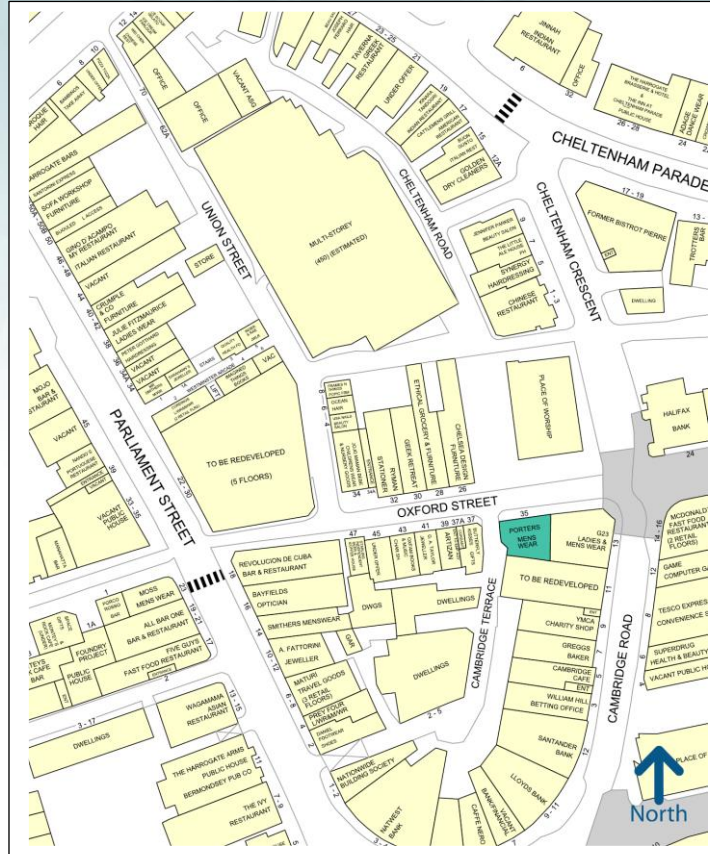
LOCATION

Harrogate is a historic spa town and popular tourist destination.

Oxford Street is a recognised retail and leisure location and forms a well-used link through the town centre. The property occupies a prominent position close to the junction between Cambridge Road & Cheltenham Crescent.

Oxford Street is home to a complementary mix of national and independent bars, restaurants and retailers including **McDonalds**, **Revolucion de Cuba**, **Ryman**, **Jojo Mama Babe**, **G23**, **Starling Café Bar**, **Geek Retreat** and **Artizan**.

The Jubilee car park is located within a very short distance.



RATING

The premises are to be separately assessed – further details on request.

EPC

EPC rated C.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

TERMS

The unit is available by way of new full repairing and insuring sub-lease at a commencing rent of £31,000 per annum exclusive for a term up to 24th March 2030.

ACCOMODATION

The property is arranged over ground, first and second floors and provides the following net internal areas:

Ground Floor Sales	52 sq.m (561 sq.ft.)
First Floor Sales	46 sq.m. (498 sq.ft.)
Second Floor Store	16 sq.m. (177 sq.ft.)

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

adrian@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.