

HARROGATE • 54 PARLIAMENT STREET



PROMINENT SHOW-ROOM / SHOP TO LET

LOCATION

Harrogate is a historic spa town and popular tourist destination, located just 16 miles north of Leeds, in Yorkshire. The population is approximately 160,000 (Census, 2011).

Parliament Street is a recognised retail and leisure location, situated opposite the Royal Baths leisure complex and within close proximity to the Harrogate International Conference & Exhibition Centre.

Parliament Street is home to a complementary mix of national and independent bars, restaurants and retailers including **Gino D'Ocampo**, **Five Guys**, **Rhodes Wood & Nandos**.

The Jubilee and Royal Baths car parks located within just a few minutes' walk.



TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £45,000 per annum exclusive.

A service charge is also payable – details on request.

Alternative uses may be considered for the property, subject to planning.

ACCOMODATION

The property is arranged over ground and upper ground floors and provides the following net internal areas:

Ground Floor Sales	994 sq ft (92.39 sq m)
Upper Ground Floor Sales	785 sq ft (72.91 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £37,750

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

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.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000
email Lawrence@rj-ltd.co.uk

SUBJECT TO CONTRACT

