

# Retail Kiosk – To Let

## 39 Parliament St, Harrogate. HG1



### Location

The premises occupy a prominent location on Parliament Street which is becoming established as one of the main leisure circuits in Harrogate town centre. Occupiers in the immediate vicinity include; **Jamie's Italian, Nandos, Wagamama, Revolución de Cuba, All Bar One, Wetherspoons, Restaurant Bar and Grill** and **The Viper Rooms** nightclub.

### Accommodation

The premises are on ground floor only and consist of the following approximate floor area:  
Ground Floor Sales 23.0 sq m 247 sq ft

### Planning

The unit currently benefits from A1, A3 and A4 consent with ancillary A5 use.

### Rent

£25,000 per annum exclusive of rates and VAT.

### Terms

The premises are available by way of a new effectively full repairing and insuring lease.

### Rates

We have made verbal enquiries with the Local Rating Authority and have been informed that the property is subject to the following assessment:

Rateable Value - £12,250

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above.

### VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

### Viewing

Strictly by appointment through the sole letting agents.

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**Pudney Shuttleworth**  
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