

# Fully Fitted Former Restaurant/Bar – To Let

Unit 7 Westgate House, Albert St, Harrogate, HG1 1JX



## Location

Prominently located on Albert Street which is one of Harrogate's main leisure pitches.

Neighbouring occupiers include Everyman cinema, Cote, Yo Sushi, Pizza Express, Estabulo, Zizzi and many more.

## Description

Occupying a prominent position within a characterful position providing significant frontage to Albert Street.

Arranged over two floors with full width glazing and benefiting from a substantial external seating area.

## Accommodation

The unit extends to an approximate Gross Internal Area of:

Ground Floor	3,358 sq ft (312 sqm)
First Floor	3,282 sq ft (305 sqm)

## Planning

The premises currently benefits from Use Class E (formerly A3) though may be suitable for other uses subject to planning.

## Premium

Offers invited

## Terms

The current lease is held on an effective full repairing and insuring basis expiring 1<sup>st</sup> July 2031, subject to review on 1<sup>st</sup> July 2026. Rent passing £90,000 pax

## Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £109,000.

## EPC

Available on request

## 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.

## Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

## Viewing

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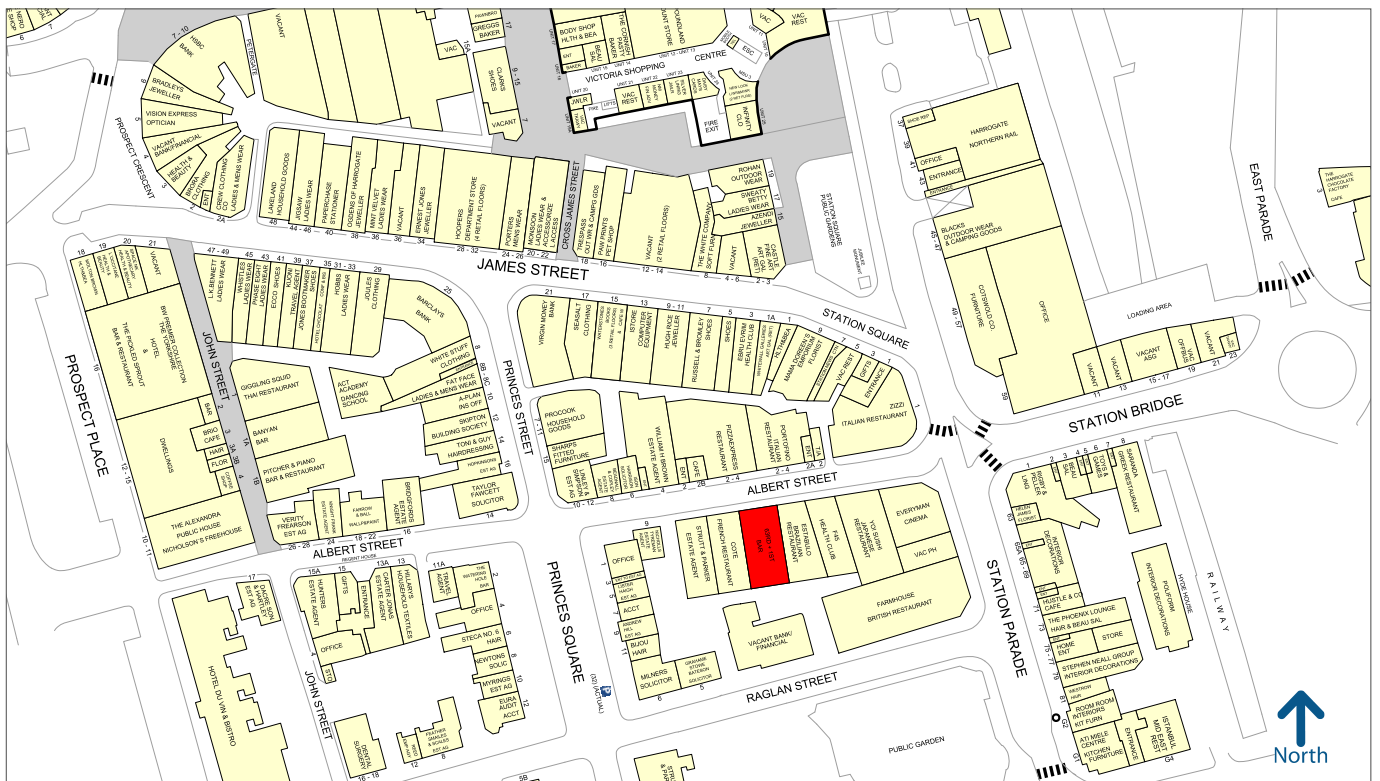
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Experian Goad Plan Created: 29/11/2022  
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