

Partially 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 an 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 & Licence

The premises currently benefits from Use Class E (formerly A3) though may be suitable for other uses subject to planning. The unit benefits from a 12.30am premises licence (permitting sale on and off the premises).

EPC

C rating – document available on request.

Terms

The current lease is held on an effective full repairing and insuring basis expiring 1st July 2031, subject to review on 1st July 2026. Rent passing is £45,000 pax which increases to £90,000 pax on 2nd January 2025

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £81,000 from April 2023.

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

Will Hepplewhite
M: 07846 006790
E: wh@pudneyshuttleworth.co.uk

Richard Shuttleworth
M: 07747 008458
E: rs@pudneyshuttleworth.co.uk

Miriam Hughes
M: 07470 862042
E: mh@pudneyshuttleworth.co.uk

David Muslin
M: 07766 733718
E: davidm@ecliptic.uk

Ground Floor Restaurant Video <https://youtu.be/gWYd39iEsjY>

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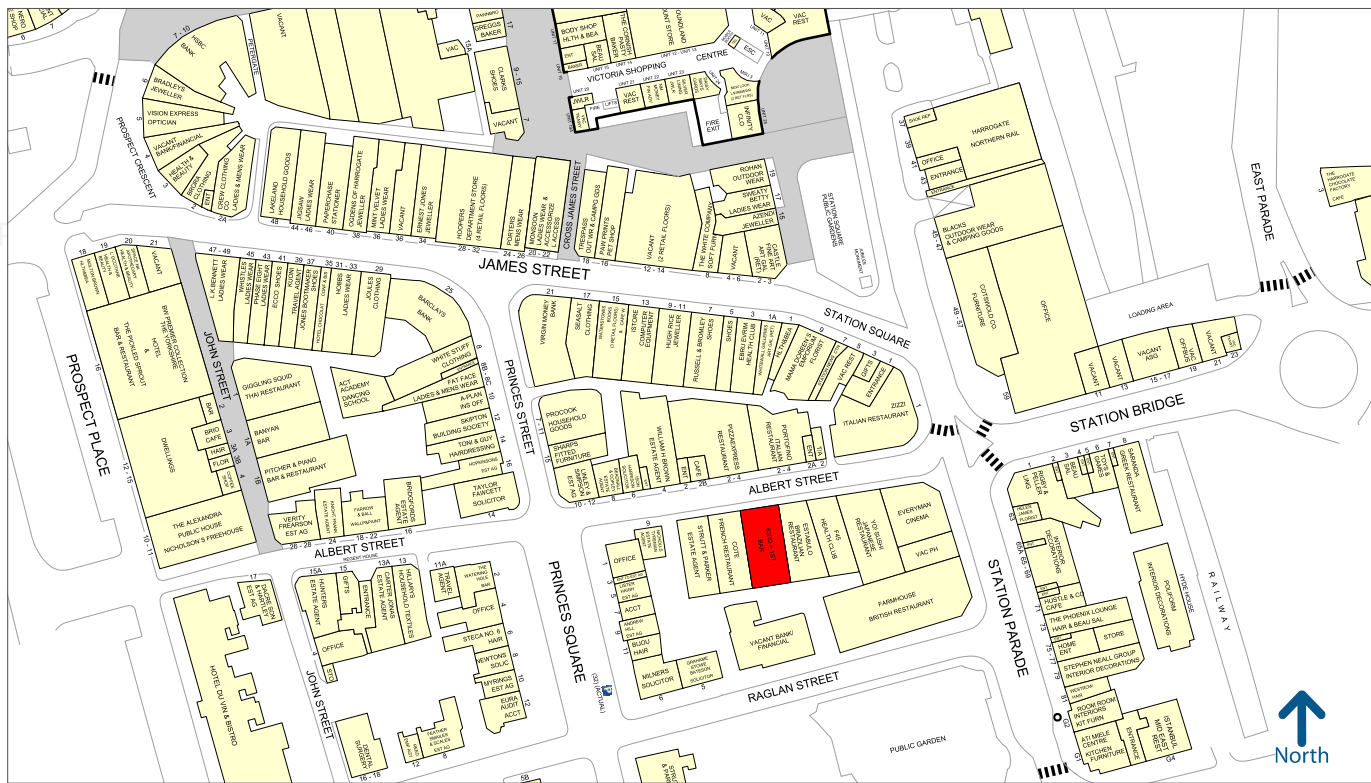
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50 metres

Experian Goad Plan Created: 29/11/2022
Created By: Pudney Shuttleworth

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