

Leisure/ Retail Opportunity – To Let

Also suitable for a variety of uses within Class E

Unit 4, Westgate House, Station Parade, Harrogate, HG1 1JX



Location

Prominently located on Albert Street, on the east side of the Town Centre a short distance from the train station and situated adjacent to the established and successful **Everyman Cinema**.

Neighbouring occupiers include:

- **Retail** – The Cotswold Company, ProCook, Strutt & Parker, William Woods Interior Design, George Fisher Outdoor Clothing, with Nôsa Luxury Bathrooms and Seddon & Davison both opening soon on Albert Street.
- **Leisure** – Everyman cinema, Pizza Express, Farmhouse, Grane, Portofino, and Zizzi.

Description

This restaurant unit is suitable for a variety of uses within Class E, including retail use.

It is a fantastic opportunity as it benefits from significant visibility from both Albert Street and Station Parade and is adjacent to the Everyman Cinema entrance, with scope for outside seating subject to planning.

Accommodation

The unit is arranged over Ground floor only and provides a Gross Internal Area of 2,184 sq ft (203 sqm).

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term of years to be agreed at a rent of £60,000 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £38,000 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

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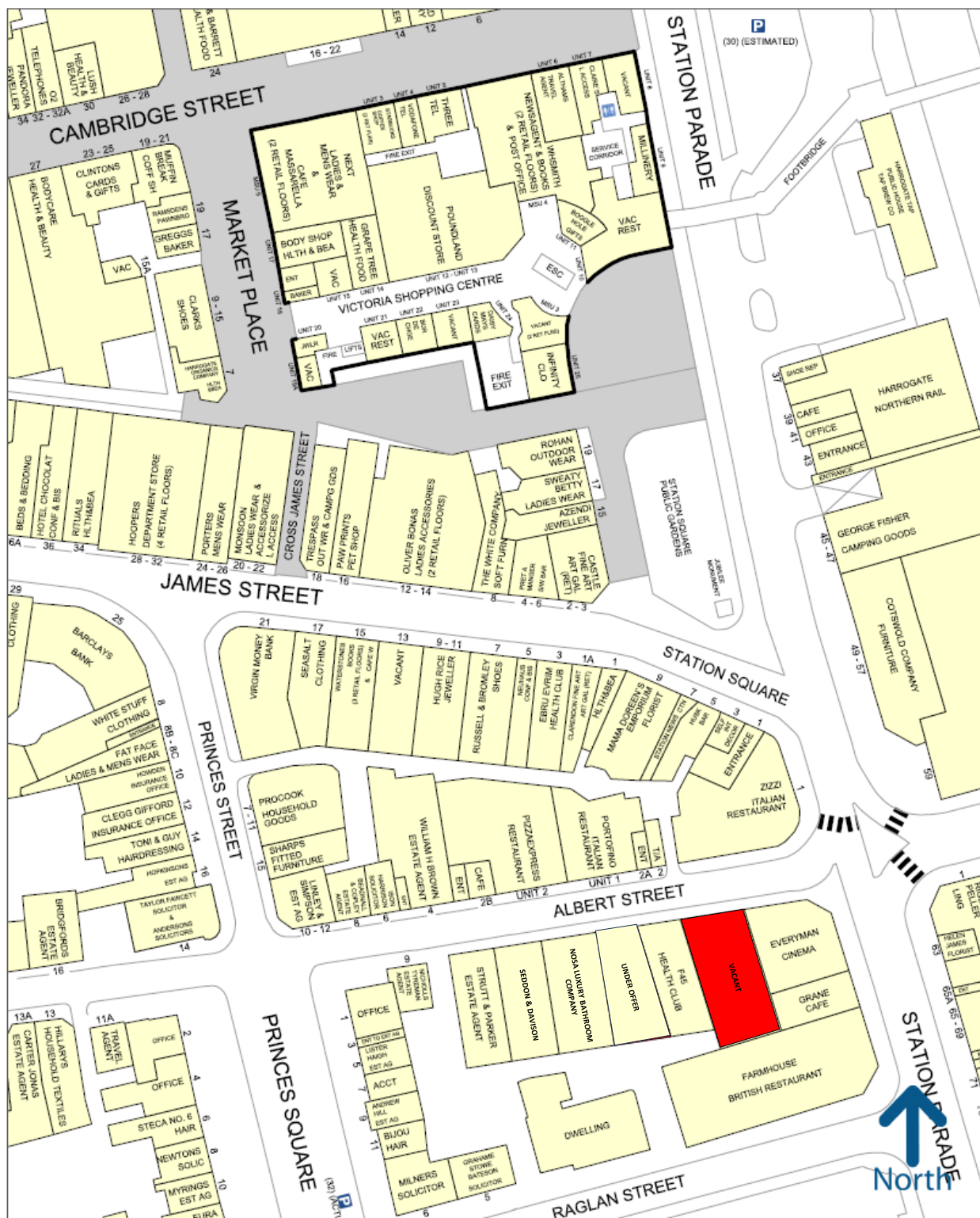
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