



Signage Zone

Cambridge Street

**PROMINENT FITTED RESTAURANT / LEISURE UNIT TO LET – BY WAY OF ASSIGNMENT / SUB-LEASE**

**HARROGATE – 37 Cambridge Street, HG1 1RX**

**.stärka**

**Pudney Shuttleworth**  
RETAIL & LEISURE PROPERTY CONSULTANTS  
0113 203 1130

### Location

The property is located in the centre of Harrogate, known for its historic charm and elegant architecture. It is around 35 minutes on the train to Leeds city centre and close to a variety of restaurants, such as The Ivy, Betty's, Wagamama's and Five Guys. It is amongst a prime retail area, with retailers such as Russell & Bromley, White Stuff and The White Company, as well as an Everyman Cinema.

### Address

37 Cambridge Street, Harrogate HG1 1RX

### Accommodation

The unit provides the following approximate areas-

Ground Floor Entrance :	38 sqm (409 sq ft)
First Floor Ancillary :	35.2 sqm (379 sq ft)
First Floor Sales :	533 sqm (5,735 sq ft)
Total :	606 sqm (6,523 sq ft)

There is a main trading stair and a customer lift between Ground Floor and First Floor  
Potential for an additional 785 sqm (8,447 sq ft) on the upper floors subject to discussion with landlord

### Terms

Unit to let by way of assignment or sub-lease with the head-lease expiring in June 2042. The lease is inside the Landlord and Tenant Act 1954. The passing is £150,000 pax. A sub-lease is also available on terms to be agreed.

### Premises License

There is an existing 2AM premises license that can be transferred.

### Handover specification

To be agreed between parties but substantially fitted. The Tenant will consider leaving all kitchen and M&E equipment in situ subject to negotiation.

### Service charge:

Service Charge: £6,852 per annum.

### Rates

The current Rateable Value is to be confirmed however we have been advised the estimated Rateable Value is expected to be £123,750. We recommend that parties make their own enquiries directly to the Local Rating Authority to verify the current rating liability.

### EPC

An EPC will be provided upon request.

### VAT

VAT will be charged on all rents and other outgoings quoted.



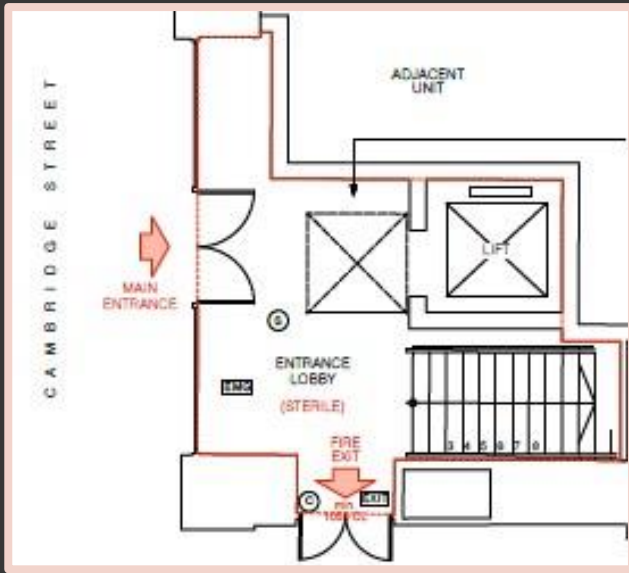
**SUBJECT TO CONTRACT**





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**Ground Floor Entrance**  
38 sqm (409 sq ft)



**First Floor 568 sqm (6,114 sq ft)**

**Viewings**

Interested parties are to contact the Joint Letting Agents, Stärka and Pudney Shuttleworth, to arrange a viewing on the property.

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