

Retail Opportunity – To Let

Also suitable for a variety of uses within Class E

Unit 8, 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 in the same block as the established and successful **Everyman Cinema**.

Neighbouring retail occupiers include The Cotswold Company, ProCook, Strutt & Parker, William Woods Interior Design, George Fisher Outdoor Clothing and many more.

Description

This former restaurant is suitable for a variety of uses including retail use. It is a fantastic opportunity for retail occupiers as it benefits from significant frontage to Albert Street, incorporating concertina glazing.

Accommodation

The unit is arranged over two floors and provides Gross Internal Areas of:

Ground Floor Sales	2,365 sq ft (220 sqm)
1 st Floor Sales/Ancillary	1,075 sq ft (100 sqm)
Total	3,440 sq ft (320 sqm)

Planning & Licence

The premises currently benefit from Use Class E though may be suitable for other uses subject to planning.

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 £67,500 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £56,000 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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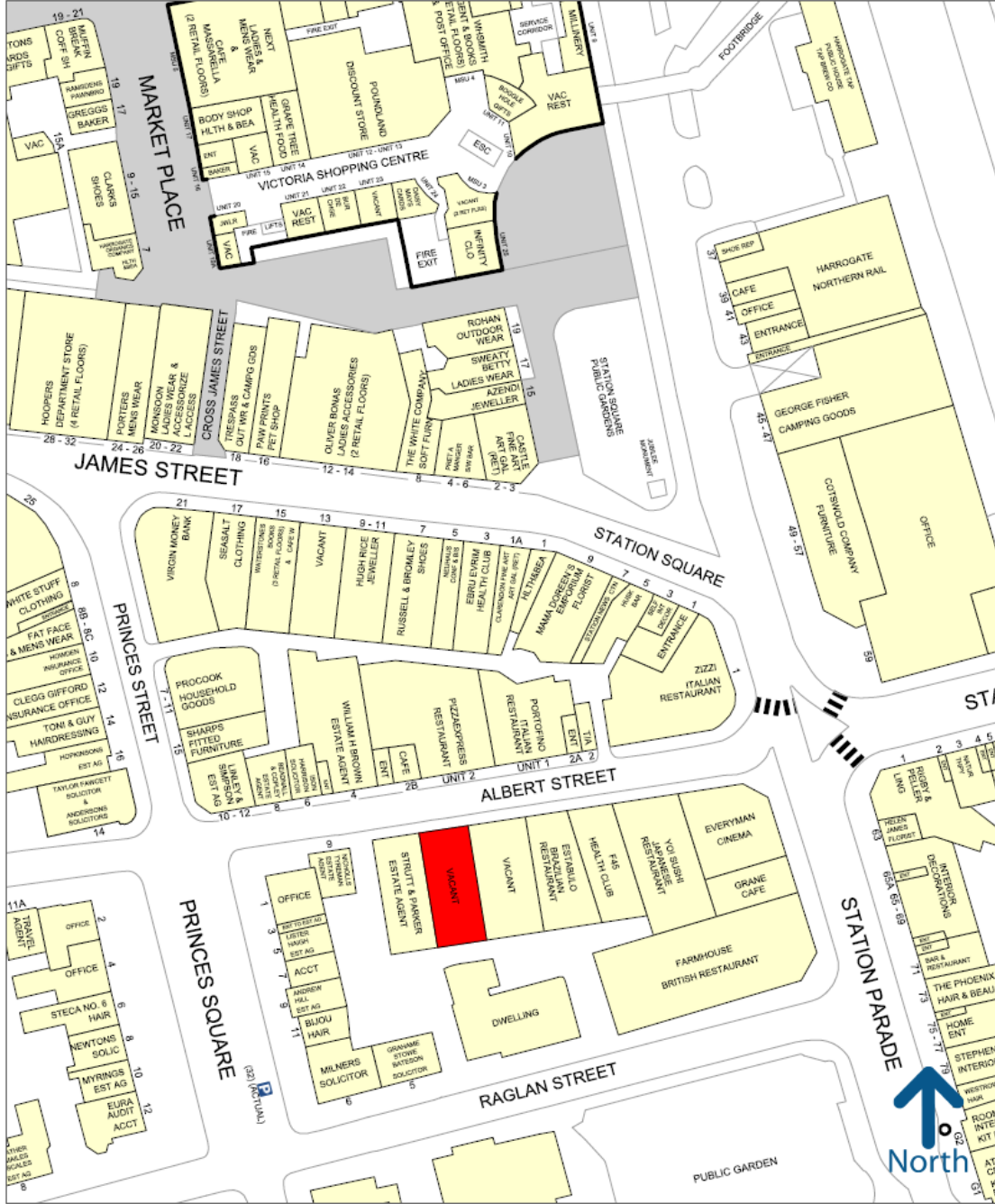
Fitted Former Restaurant/Bar – To Let

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Harrogate



50 metres

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