

TO LET - Fitted Restaurant/ Leisure unit

18/ 20 Parliament Street, Harrogate, HG1 2QZ



Location

Parliament Street is a highly established prime leisure destination in Harrogate, home to well-known operators such as **The Ivy, Mayfair Pub & Kitchen, Roland's Bar, All Bar One, Wagamama, and the iconic Betty's Tea Room.**

The street also benefits from its close proximity to Harrogate's retail pitches, Cambridge Street and James Street, where occupiers include **Marks & Spencer, Sostrene Grene, Hoopers Department Store, Hotel Chocolat, Rituals, Jo Malone London,** and many others.

Description

This highly prominent fitted corner unit provides significant frontage to both Parliament Street and Oxford Street, with a combined frontage in excess of 100 feet. Owing to the sloping site, both the ground floor and mezzanine/ first floor trading areas have access at street level, with scope to create two distinct trading areas if required. Ancillary accommodation is on the basement and second floor levels.

Accommodation

The unit comprises the following Gross Internal Floor Areas:

Ground floor trading:	2,938 sqft / 273 sqm
Mezzanine / first floor trading:	2,400 sqft / 223 sqm
Basement ancillary:	1,190 sqft / 110.5 sqm
Second floor ancillary:	558 sqft / 51.8 sqm
Total:	7,086 sqft / 658 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 £75,000 pax.

Planning

The premises benefit from a Sui Generis use.

Business Rates

The Valuation Office has assessed the unit as having a Rateable Value of £148,000 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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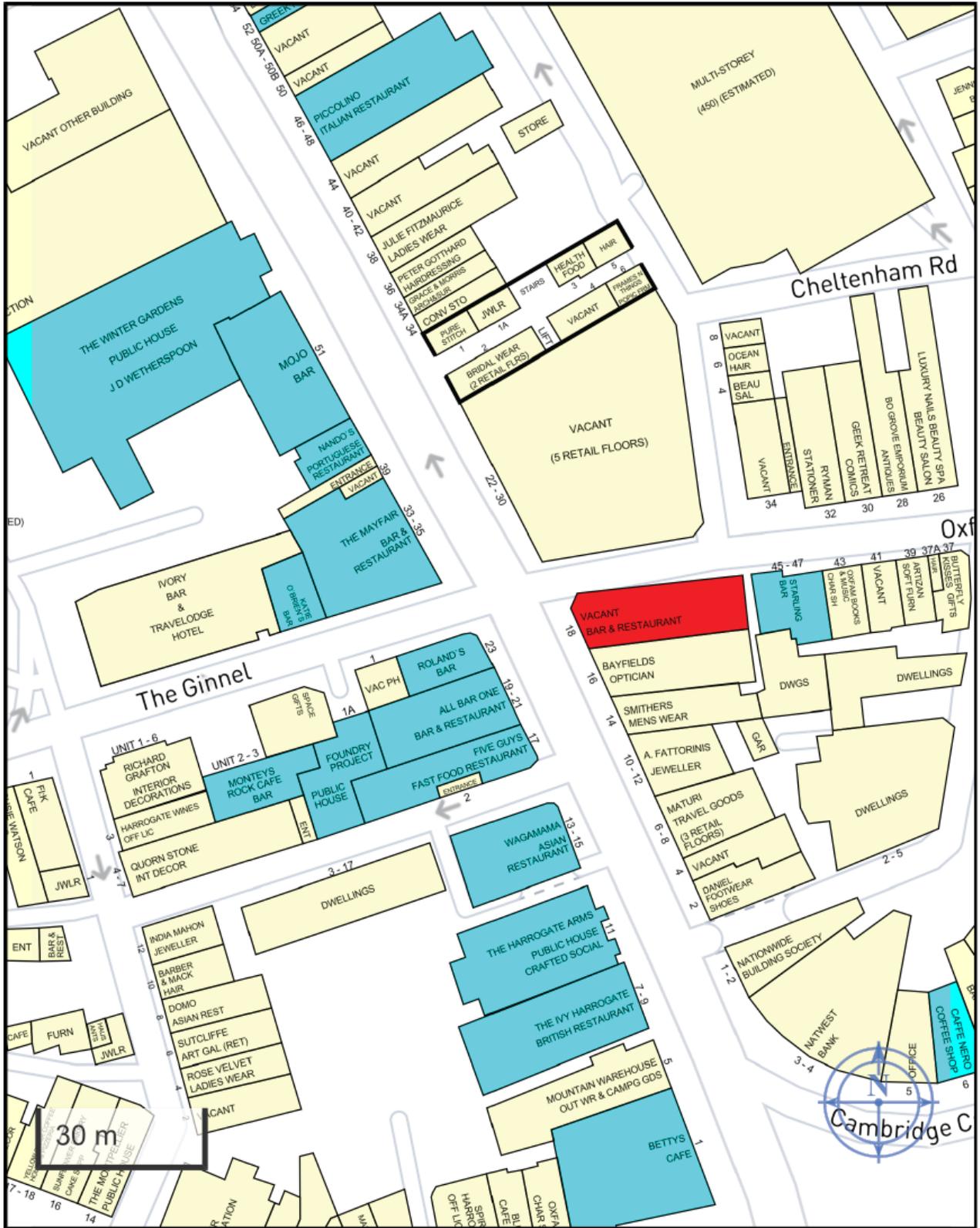
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