

Partially Fitted Harrogate Café/Bar– To Let

Unit 2 Westgate House, Station Parade, Harrogate, HG1 1HQ



Location

Prominently located on Station Parade in central Harrogate and beneath the successful 'Everyman' cinema. Occupiers in the immediate vicinity include Cote Brasserie, Estabulo, Pizza Express, Yo Sushi and F45. Harrogate train station is situated approximately 100 metres to the North.

Description

Partially fitted to a high quality and arranged over ground floor. Situated within Westgate House – an attractive and modern scheme in Harrogate town centre. Benefits from existing extraction and air conditioning.

External seating available subject to Landlord consent.

Accommodation

The Unit has been measured to a Gross Internal Area of 1,237 sq ft (115 sqm) all at ground floor.

Rent

We are seeking a rental of £27,500 per annum exclusive of VAT

EPC

Available upon request.

Planning

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

Terms

The unit is available for occupation immediately on a new FRI lease for a term of years to be agreed.

Business Rates

The Rateable Value from April 2023 is £25,500.

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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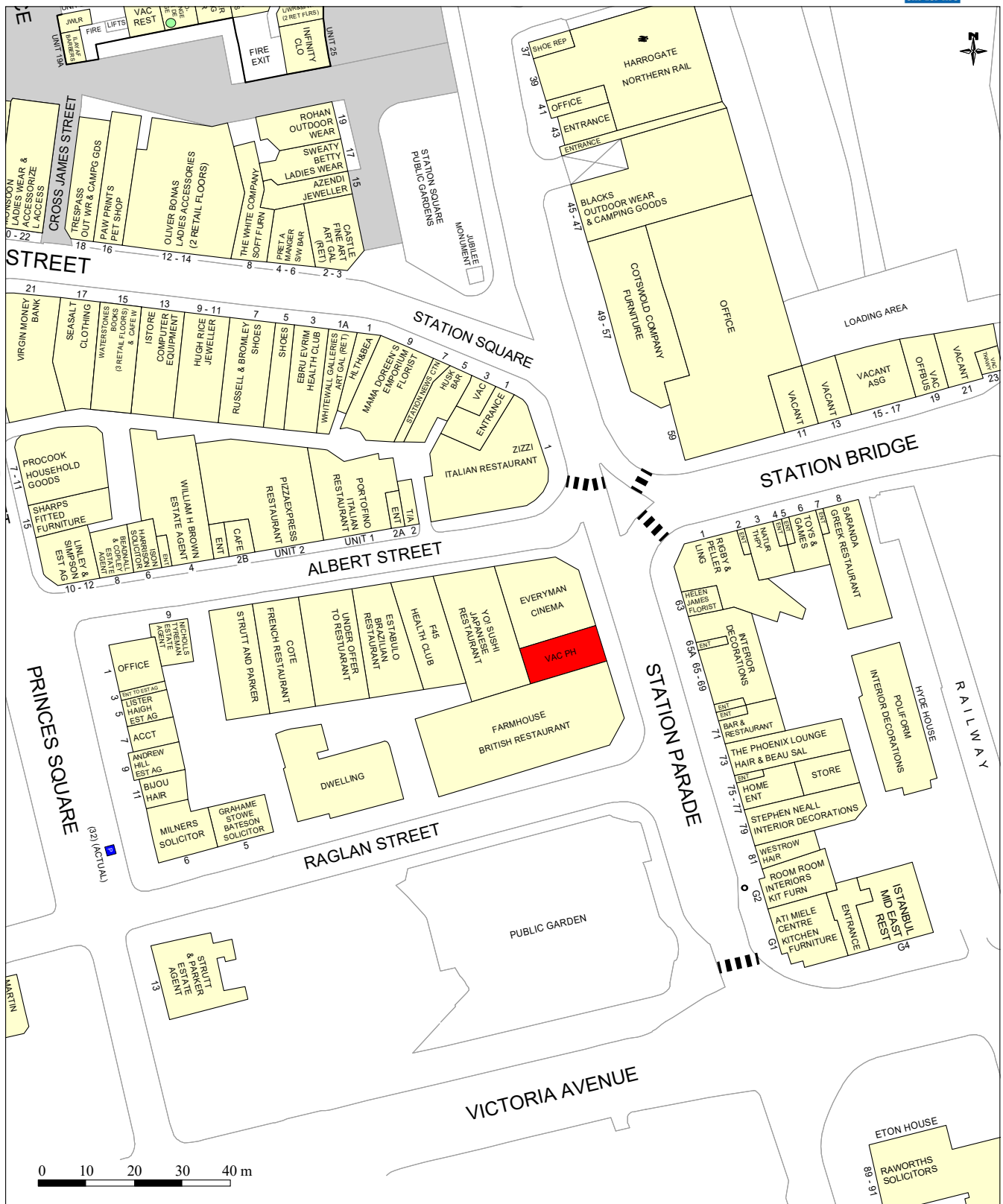
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Pre closure



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