

# Fully Fitted Former Restaurant/Bar – 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, one of Harrogate's main leisure pitches, the unit is situated 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 occupiers include **Yo Sushi, Pizza Express, Estabulo, Zizzi, Strutt & Parker** and many more.

## Description

This fully fitted former restaurant benefits from significant frontage to Albert Street, incorporating concertina glazing and full width external seating. Suitable for a restaurant/bar operator as well as a variety of uses within Class E.

## Accommodation

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

Ground Floor Trading	2,365 sq ft (220 sqm)
First Floor Ancillary	<u>1,075 sq ft (100 sqm)</u>
Total	<u>3,440 sq ft (320 sqm)</u>

## Planning & Licence

The premises currently benefit from Use Class E though may be suitable for other uses subject to planning. The unit also benefits from a 12am premises licence, and 10pm in the outside areas.

## 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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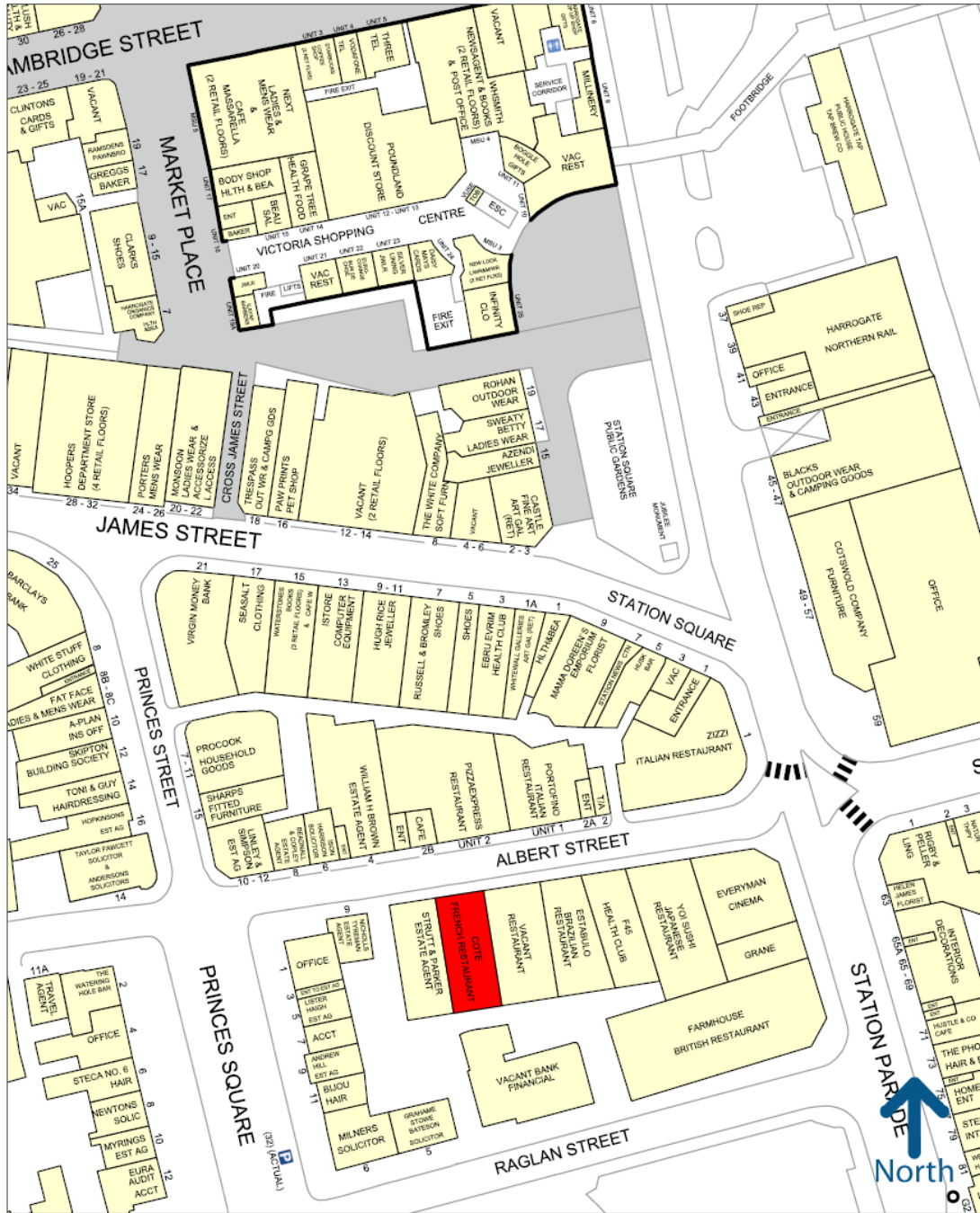
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Harrogate



50 metres  
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Created By: Pudney Shuttleworth

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