

Leisure/ Retail Opportunity – To Let

Also suitable for a variety of uses within Class E

Unit 6, 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 occupiers include:

- **Retail** - The Cotswold Company, ProCook, Strutt & Parker, William Woods Interior Design and George Fisher Outdoor Clothing.
- **Leisure** - Everyman cinema, Yo Sushi, Pizza Express, Farmhouse and Zizzi.

Description

This former restaurant is partly fitted and benefits from significant frontage to Albert Street, with scope for outside seating subject to planning. There is a small kitchen on the ground floor, with the main kitchen on the first floor. There is also a private bar area situated on the first floor.

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

Accommodation

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

Ground Floor Sales	2,200 sq ft (204 sqm)
1 st Floor Sales/Ancillary	1,715 sq ft (159 sqm)
Total	3,915 sq ft (363 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 £67,500 pax.

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £58,500 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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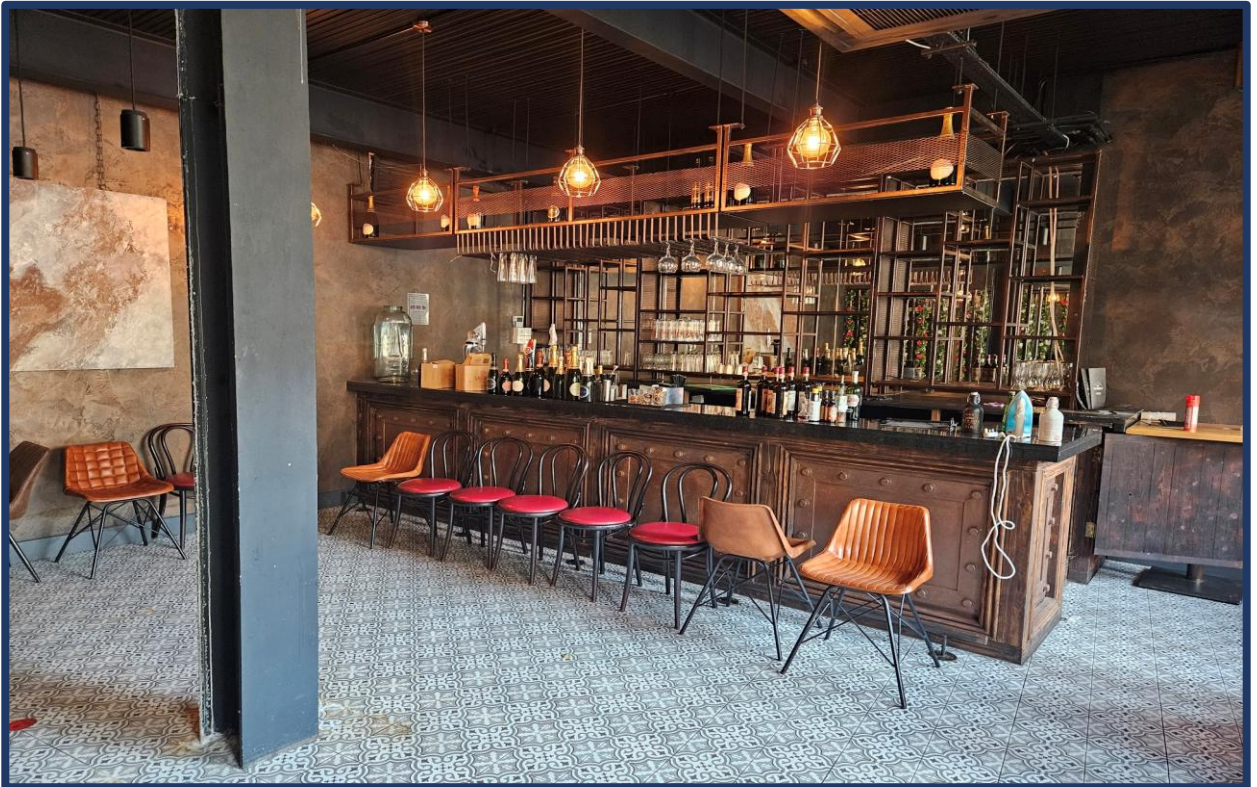
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Alternatively please contact our joint agent, Harry Hill at Forge on 020 7190 9801 adam@forge-cp.com

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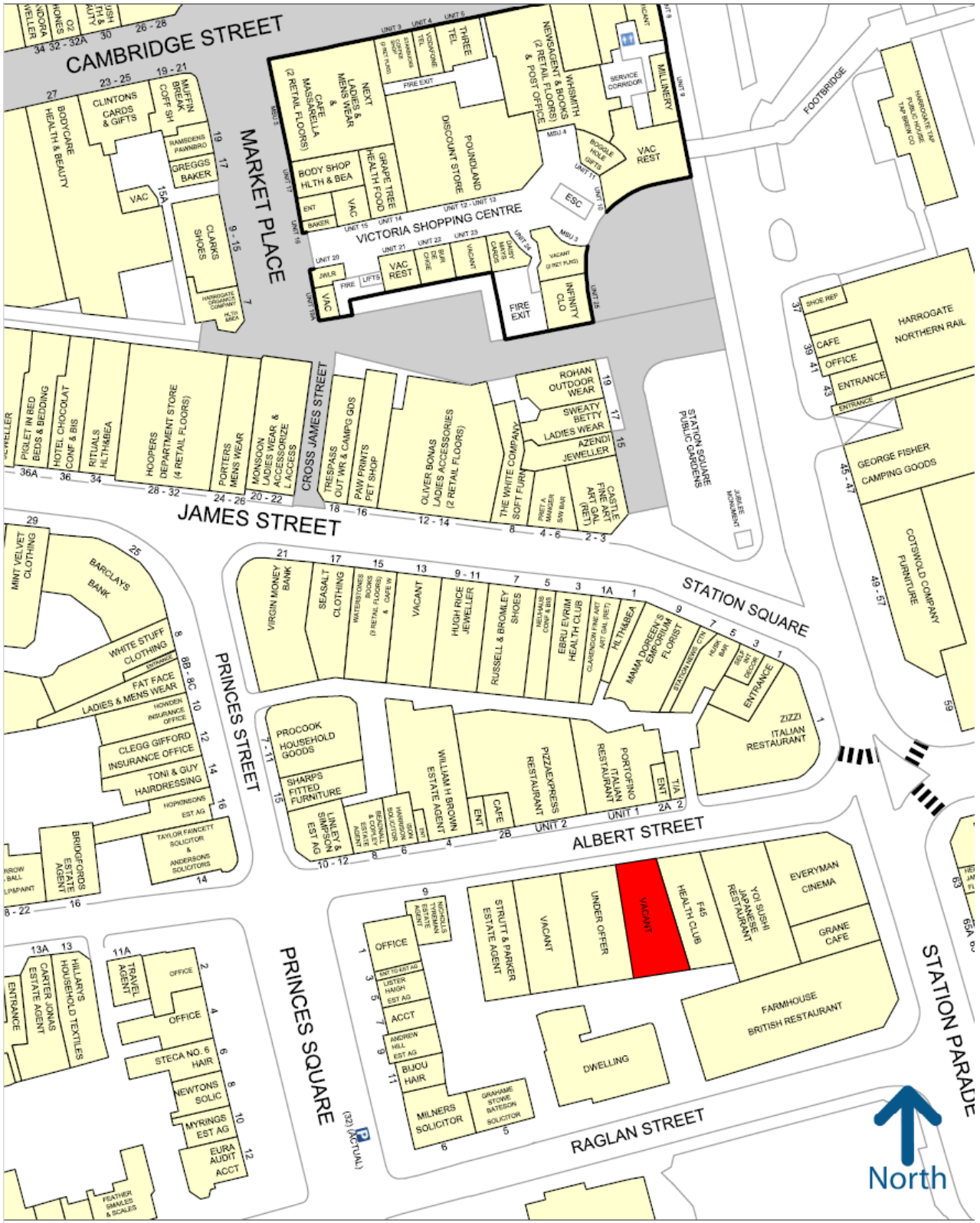


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