

40-42 Parliament Street, Harrogate, HG1 2RL



## Ground floor retail premises in a popular trading location in Harrogate town centre

- Prominent ground floor retail unit in Harrogate town centre
- Retail sales with ancillary staff facilities to the rear
- Established trading location close to key retailers including Bettys Tearoom and The Ivy
- Rare opportunity to purchase freehold at £575,000

Retail

**FOR SALE**

**1,632 sq ft**

(151.62 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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## Summary

<b>Available Size</b>	1,632 sq ft
<b>Price</b>	£575,000 Freehold with vacant possession of the shop and a long leasehold interest on the upper floors (apartments) 250 years wef 01/01/2006 at a rental of £250 p.a.
<b>Rateable Value</b>	£33,500 Interested parties are advised to contact their local rating authority North Yorkshire Council on 01423 500600.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

The property is situated on Parliament Street which forms a well-established trading location midway between the Oxford Street intersection and its junction with Kings Road.

Occupiers close to the subject property include Nandos, All Bar One, Fattorini Jewellers, Daniel footwear, Mountain Warehouse, The Ivy restaurant and Betty's tearoom.

The premises comprise the ground floor of a mid-terrace property under a pitched tiled roof with ground floor retail accommodation and ancillary staff facilities to the rear of the property.

## Location

Harrogate is one of the largest commercial centres in North Yorkshire and has the leading Conference and Exhibition Centre in the North of England

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1 (M) and 9 miles from Leeds/Bradford airport. Harrogate is one of the leading conference and exhibition centres in the North of England.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	1,632	151.62	Available
<b>Total</b>	<b>1,632</b>	<b>151.62</b>	

## Terms

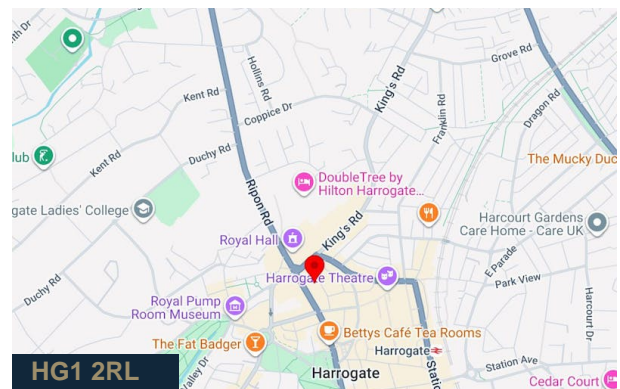
Available freehold with vacant possession of the shop and a long leasehold interest on the upper floors (apartments). 250 years wef 01/01/2006 and at a rental of £250 p.a.

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that the property is elected for VAT and so VAT will be payable on the rent.



## Viewing & Further Information

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