

PRIME SHOP TO LET



40-42 PARLIAMENT STREET, HARROGATE, HG1 2RL

LOCATION

The spa town of Harrogate has a residential population of approximately 73,000 persons with an extremely affluent catchment area. It is estimated 65% of the population within a 10km radius are category A and B (Experian).

The town is 18 miles north of Leeds, 19 miles west of York and 12 miles south of Ripon.

The unit is indicated on the attached goad plan.

SITUATION

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.

Nearby occupiers include Gino D'Acampo restaurant, Westminster Gallery, Nandos, Cordings, Moss Bros, All Bar One, Fattorini Jewellers, Mountain Warehouse, The Ivy restaurant and Betty's Tearooms.

DESCRIPTION

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.

ACCOMMODATION

The property has a ground floor area of **1,632 sq.ft (151.62 sq.m)**.

LEASE TERMS

The property is available for a term of years to be agreed on an effective full repairing and insuring basis.

RENTAL

We are seeking offers in the region of **£61,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£41,750
Rates Payable	£13,666 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

Tel: 0113 244 9020 / www.bht.uk.com

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Brackenridge Hanson Tate – 0113 244 9020

Att: Robin Hanson

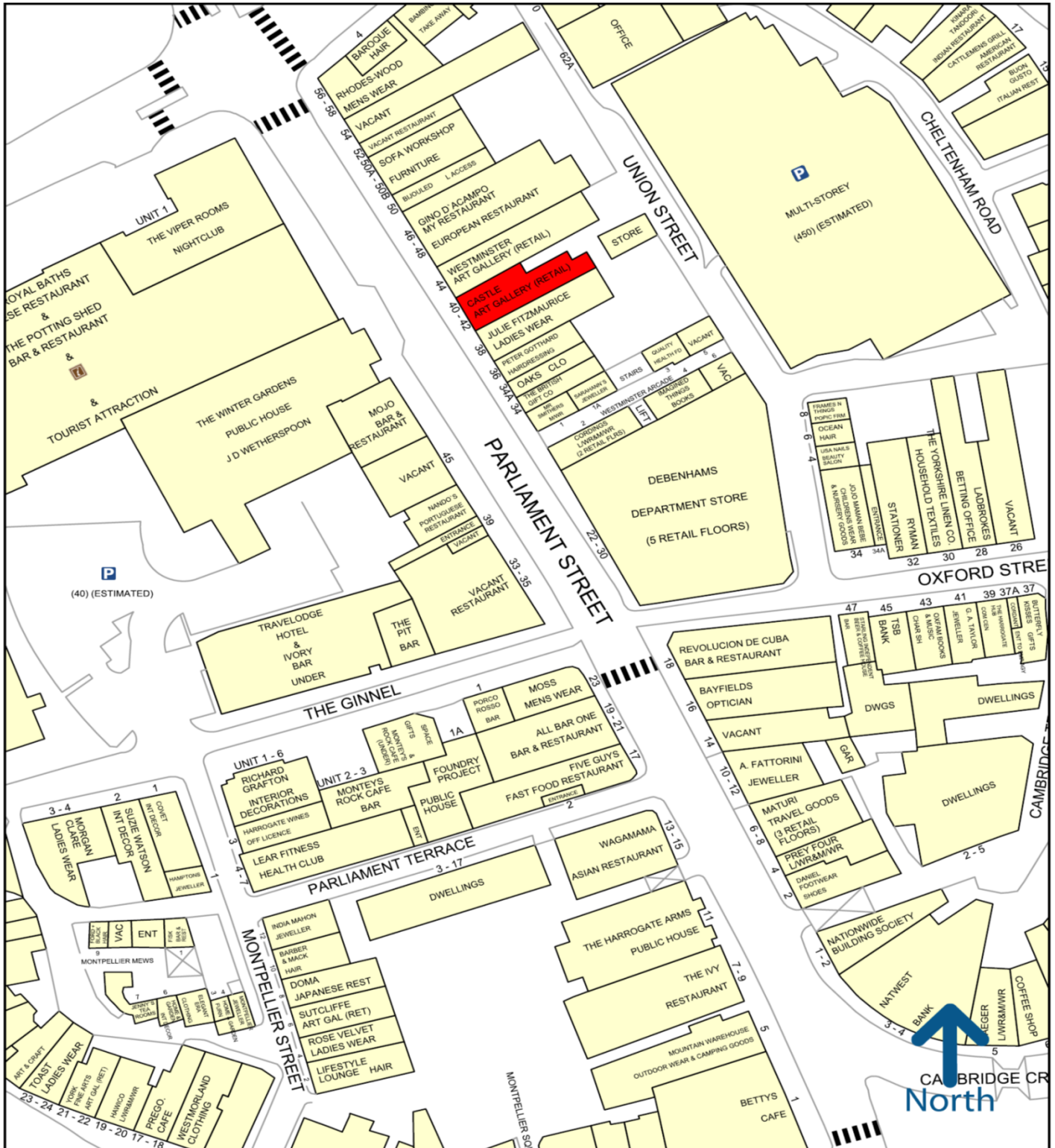
Email: robin@bht.uk.com

Montpellier Property Consultants - 01423 547912

Att: Peter Rawnsley / Helen Cox-Rawnsley

Email: pr@montpellierproperty.com / hcr@montpellierproperty.com

Subject to Contract



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.