



AVAILABLE TO LET

Westminster Arcade | Unit 9

9 Westminster Arcade, Harrogate, North Yorkshire HG1 2RN



Retail for rent, 482 sq ft, £9,500 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/29069-westminster-arcade-unit-9-9-westminster-arcade>

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Retail Unit To Let in Westminster Arcade, Harrogate town centre

The property is situated on the first floor within the Westminster Arcade, fronting Parliament Street. The Arcade has comprehensively been refurbished and provides 12 units. Westminster Arcade links Parliament Street to the Jubilee Car Park with 450 car spaces.

The property provides an open plan dining area and separate kitchen. There is also a store room to the second floor. The property is currently presented as a fully fitted Café/Tearoom enabling a new occupier to trade immediately upon completion of the assignment.

The lease is available by way of a single premium of £25,000 which is to include the kitchen to enable the business to continue as existing.

Highlights

- Town Centre Retail Premises
- Established and recently refurbished Arcade
- Fully fitted out Cafe/Tea Room with store room
- Additional seating permitted within the arcade, approx. 33 covers total

Property details

Rent	£9,500 per annum
Est. S/C	£5,000 per annum
S/C Details	Includes heating, refuse collection, security and a caretaker for the arcade.
Rates detail	Interested parties are advised to make any further enquiries direct to the Local Rating Authority Harrogate Borough Council: 01423 500600.
Rateable value	£5,200
UBR 2016/2017	0.48
Building type	Retail
Size	482 sq ft
VAT charges	We understand the property has been elected for VAT.
Lease details	The property is available to let by way of an assignment of the existing FRI lease which has expired and is awaiting a new lease to suite a new occupiers requirements.
EPC certificate	Available on request

More information

Visit microsite

<https://realla.co/m/29069-westminster-arcade-unit-9-9-westminster-arcade>

Contact us

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For Viewings & Further Information, Please
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