



Rent on application

- Prominent Self-Contained Retail Accommodation
- Private Off-Street Parking
- Small Business Rates Relief - Subject to Eligibility
- Rear Delivery Access
- Suitable for a Variety of Uses (Subject to Planning)
- Total Accommodation - 121.55 sqm (1,308 sqft)

1-2 Odeon Buildings, East Parade, Harrogate, HG1 5LB

Regent House, Queen Street, Leeds, LS1 2TW

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Location

The subject property is located within Harrogate town centre fronting on to East Parade, approximately 5 minutes' walk from Harrogate Train Station. East Parade is an established location within the town centre hosting a range of business, retail, healthcare and residential occupiers.

Description

The subject property comprises a good quality self-contained retail premises with the benefit of four private car parking spaces to the front elevation and a rear yard/storage area to the rear of the property.

Internally, the accommodation is arranged over ground and first floors and is finished to a good specification comprising a mixture of primary retailing accommodation, storage and staff amenities.

The accommodation is fitted out with laminate flooring, plaster and painted walls and ceilings, ceiling mounted lighting, glazed shopfront with up and over roller shutter security doors.

Accommodation

The property has been measured in accordance with the RICS Property Measurements 1st Edition (2015) to provide the following approximate measurements.

	Sqm	Sqft
Ground Floor	63.67	685
First Floor	57.88	523
Total	121.55	1,308

Terms

The property is available by way of a new sublease on full repairing and insuring terms. Rent is available on application.

Business Rates

We have made enquiries of the VOA website and can reveal that the following information is listed from 2017 List:

Rateable Value: £11,500 per annum
Non-Domestic Multiplier 2018/19: 48.0p

Legal costs

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



VIEWING / FURTHER INFORMATION

Call 0113 386 3100

Ref: Jack Manchester / Andrew Sutherland



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