

RETAIL UNIT TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

HARROGATE – 17/19 OXFORD STREET, HG1 1PY



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

Upon application.

FLOOR AREAS

Ground floor sales
Ground floor stock

SQ FT

5,420
250

SQ M

503.53
23.23

EPC

Available upon request.

RATEABLE VALUE

£126,000

RATES PAYABLE

£64,512

Occupiers will benefit from 100% rates relief for the 2020/21 period.

SUBJECT TO CONTRACT & VACANT POSSESSION

- The subject property is located in a prominent position on Oxford Street in Harrogate Town Centre, running parallel to James Street and Cambridge Street.
- Nearby retailers include **Marks & Spencer, Jaspers Stationer, The Works, Thompson Max Spielmann and Shuropody** as well as F&B operators including **The Champagne Concept, Baltzersens and McDonalds**.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.



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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

Adam Rawcliffe
020 7637 7100
arawcliffe@jacksoncriss.co.uk



EST 1901
jespers
OF HARROGATE



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YORKSHIRE. SOURCED. SCANDINAVIAN INSPIRED

