

LEISURE UNIT TO LET

# HARROGATE

## Unit 3, Royal Baths



### Location

The Royal Baths, once home to one of Europe's most sought after and desirable Turkish Baths and pump rooms, now provides the location of Harrogate's primary leisure offers.

The grand architecture within Unit 3 provides a spectacle of trading space with high ceilings and characterful windows, measuring 7,117 sq ft across the main room, the secondary bar and various seating areas.

Unit 3 also boasts an external seating area which catches the sun throughout the early afternoon hours.

Occupiers in the close proximity include **The Drum & Monkey**, **Manahatta**, **Foundry Project**, **Wagyu** and **Weatherspoons**.

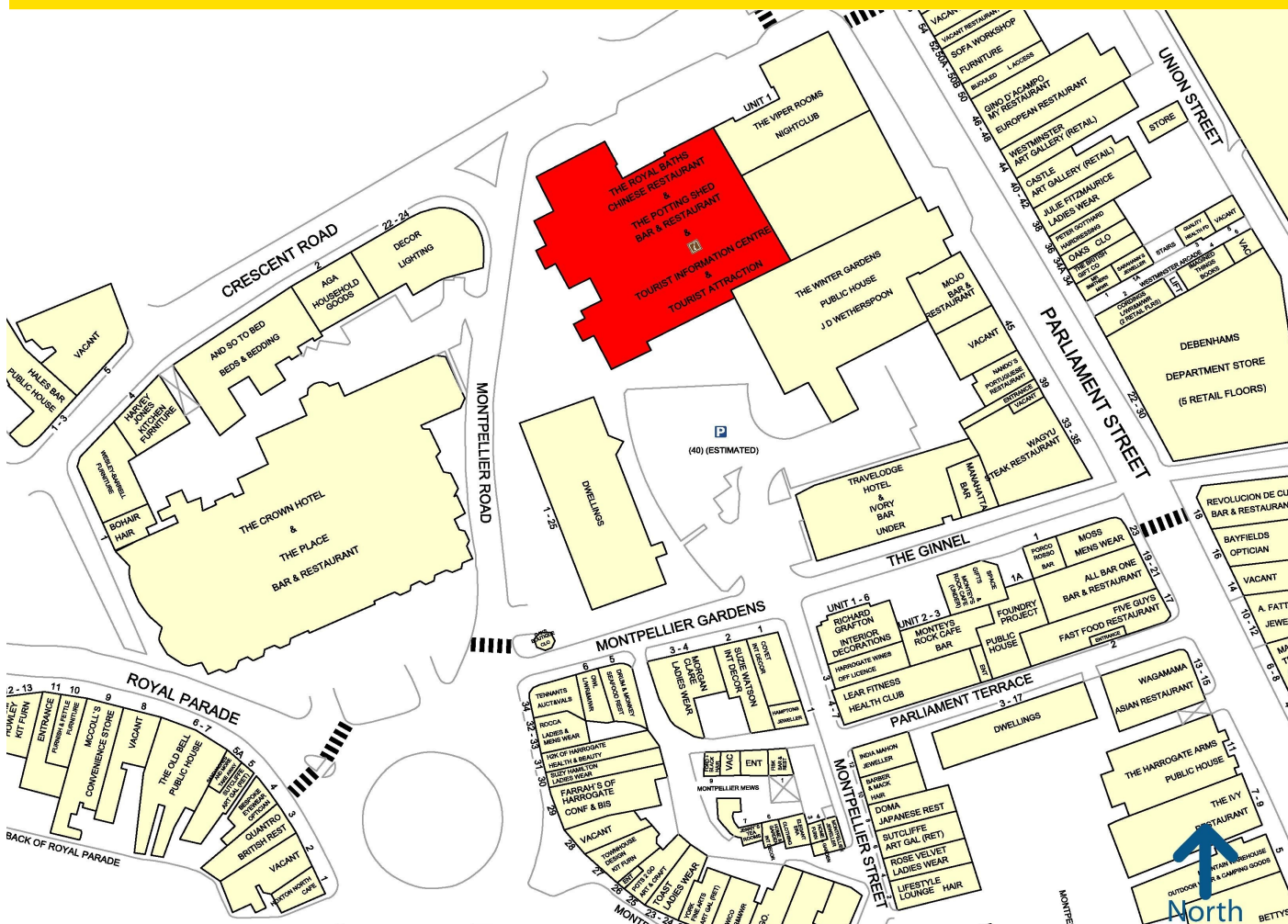
### Rent

**£120,000** per annum exclusive.

### SAVILLS LEEDS

Ground Floor, City Point  
29 King Street  
**savills.co.uk**

savills



## Tenure

The property is available by way of a new effective FRI lease on terms to be agreed.

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£100,000
Rates Payable (2019/2020)	£50,400

(Interested parties are advised to make enquiries with the Local Authority)

## Service charge

The current on account service charge for 2019 is £26,211.38.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**James Edmondson**  
JEdmondson@savills.com  
0113 220 1240

## IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Accommodation

The property is arranged predominantly over one floor providing the following approximate areas:

Ground Floor :	7,117 sq ft	661.2 sq m
Basement/Cellar:	977 sq ft	90.8 sq m
External Seating/Terrace:	2,315 sq ft	215.1 sq m

## Legal Costs

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

## EPC

Available on request.