

10 Westminster Arcade, Harrogate, HG1 2RN



Retail Premises in established Westminster

- Town Centre Retail Premises
- First floor unit in established and recently refurbished Arcade
- Close proximity to Jubilee Car Park (450 spaces)
- No business rates payable for the 2020-2021 financial year.

Retail
TO LET

334 sq ft

(31.03 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	334 sq ft
Rent	£6,500.00 per annum
Business Rates	We understand the property may be eligible for small business rate relief (no rates payable) as it is under the threshold of subject to an occupier's status. Interested parties should contact Harrogate Borough Council on (01423) 500600. There are currently no rates payable for the 2020-2021 financial year.
Service Charge	£3,000.00 per annum Includes heating, refuse collection, security and a caretaker for the communal areas of the arcade.
EPC Rating	D (86)

Description

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 retail unit with a partitioned store/office on the first floor, directly opposite the Tea Room and next to a recently opened Hair Salon.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Retail Area	334	31.03	Available
Total	334	31.03	

Terms

The property is available to let by way of an assignment of the existing FRI lease due to expire on 21/07/22. Alternatively, the Landlord may consider a new lease to a new occupier subject to status.

Legal costs

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

VAT

We understand the property has been elected for VAT and therefore VAT will be applicable to the rent.

Viewing Information

To request a viewing please contact our offices on 01423 547313 or email us at info@montpellierproperty.com and we will arrange this at your convenience.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com