

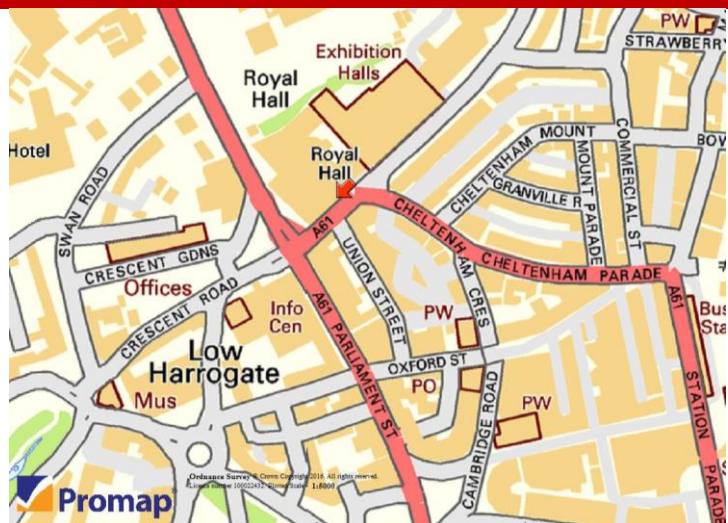
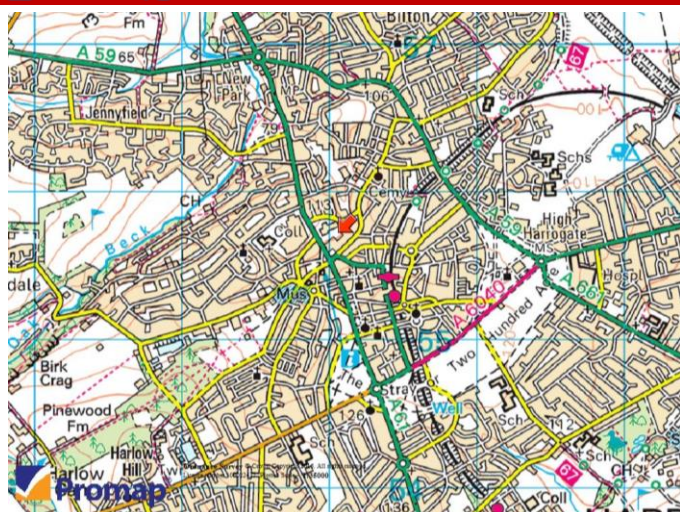
**SELF CONTAINED GROUND FLOOR  
RETAIL PREMISES**

**86.3 SQM (929 SQFT)**



**UNIT 3 SPA BUILDINGS  
KINGS ROAD  
HARROGATE  
HG1 1BT**

- QUALITY RETAIL PARADE
- OPPOSITE HIC CONFERENCE CENTRE
- SELF CONTAINED GROUND FLOOR SHOP
- NEWLY REFURBISHED
- 2 ADJOINING UNITS AVAILABLE



### LOCATION

The premises are located in a prominent retail position on Kings Road, near to the junction of Cheltenham Crescent and opposite the Harrogate International Centre.

The property is in Harrogate town centre which offers an extensive range of retail outlets, restaurants and financial facilities. Harrogate itself has good transport links to the motorways and by rail to Leeds, York and beyond.

### DESCRIPTION

The available space comprises a ground floor retail shop. The premises form part of a larger building constructed in stone under a pitched roof. The shop has the benefit of a large display window and is newly refurbished. Further retail space is available up to 4,000sqft further details available on request.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	86.3	929

### SERVICES

We understand that mains water, gas, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion

### PLANNING

The property has planning consent for various uses such as A1, A2, A3 and A4. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

### RENTAL

£25,000

### TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

### VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs in connection with the preparation of the Lease.

### ADDITIONAL ACCOMMODATION

There are two adjacent units which could potentially be all interconnected to provide a total area of 293.66 sq.m (3,161 sq.ft.).

### EPC

No EPC is currently available for the property until the shop front has been installed.

### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrocallister.co.uk](mailto:info@nabarrocallister.co.uk)

Tel: 0113 266 7666

### REF:

### SUBJECT TO CONTRACT

February 2017

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.