

Prime Retail/Leisure Unit to Let

Harrogate - 44 Parliament Street





LOCATION:

Harrogate is an affluent spa town approximately 17 miles north of Leeds and has a population of approximately 160,000 people.

The subject property is adjacent to Piccolino Restaurant with the infamous Betty's Tea Room, The Ivy and The Orchid all nearby.

Other operators in close proximity include JD Wetherspoons, Five Guys, Wagamamas, Katie O'Brien's and Mojo's.

The unit is also in very close proximity to the Royal Hall Theatre and the popular Harrogate Convention Centre. In addition, there are a number of hotels in the immediate vicinity including Double Tree, Travelodge and Crowne Plaza.

ACCOMMODATION:

The premises are arranged over ground, first, second and third floors only. Approximate net internal areas are:

Ground:	1,867 sq ft	173.45 sq m
First :	759 sq ft	70.51 sq m
Second:	553 sq ft	49.52 sq m
Third:	Attic	
Total:	3,159 sq ft	293.4 sq m

RENT:

On Application.

TENURE:

The unit is available by way of a new fully repairing and insuring lease.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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BUSINESS RATES:

Rateable Value: £31,750
UBR 2024/25: £0.499
Rates Payable: £15,843.25

Parties are advised to make their own enquiries with the Local Authority.

USE:

The premises currently benefits from Class E use.

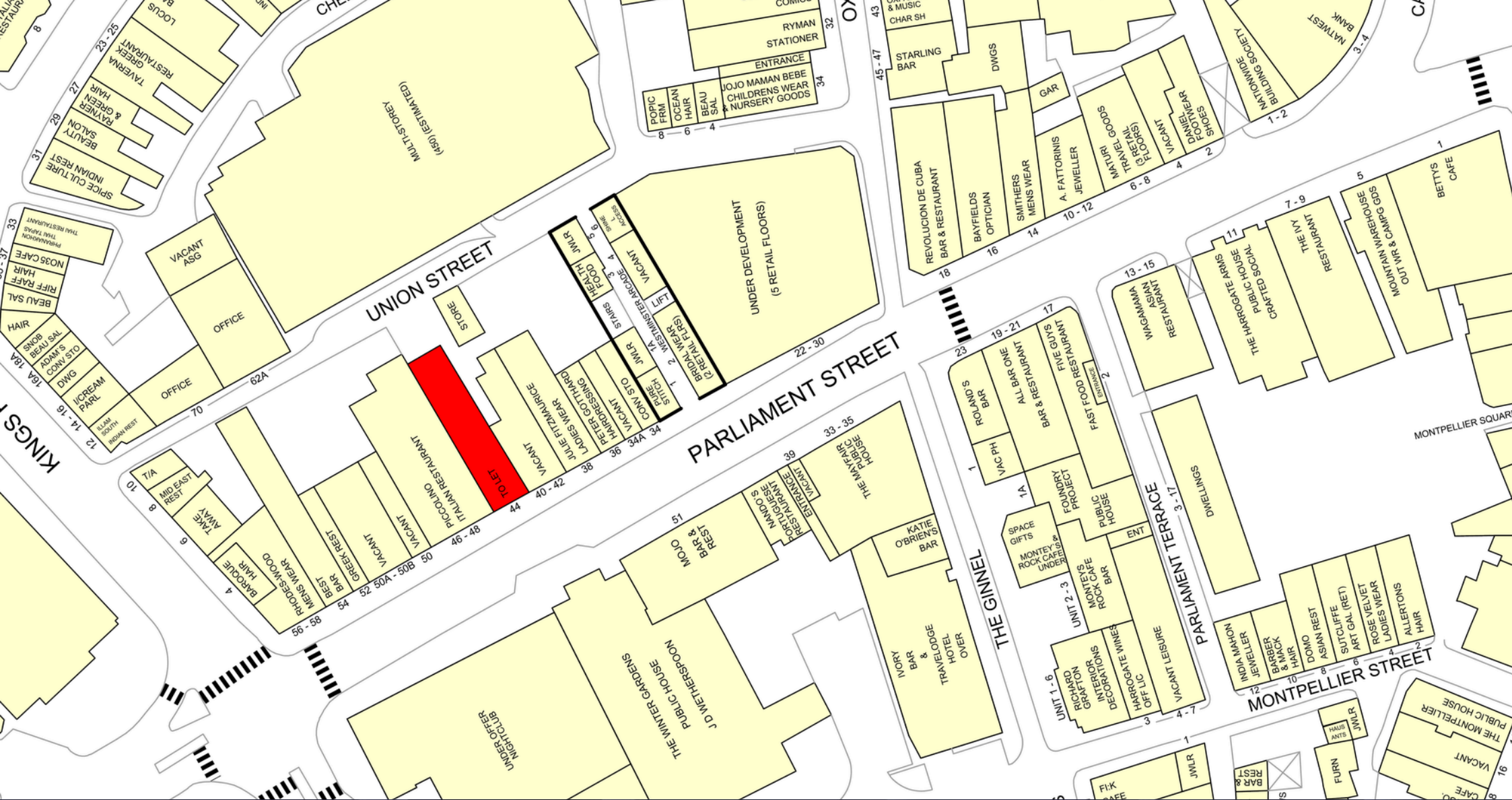
EPC:

EPC Rating 78D.

LEGAL COSTS:

Each party to be responsible for their own legal costs.





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