

# Bar/Restaurant/Leisure Unit To Let

Unit 1 Royal Baths, Parliament Street, Harrogate, HG1 2WH







## ACCOMMODATION:

The property is arranged over the ground and lower ground floor levels, comprising the following approximate floor areas:

Ground:	7,296 sq ft	677.8 sq m
Lower Ground:	3,883 sq ft	360.7 sq m

## RENT:

On Application.

## TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

## BUSINESS RATES:

Rateable Value: £80,500  
 UBR 2025/26: £0.555  
 Rates Payable: £44,667.50

## SERVICE CHARGE:

The estimated service charge for 2025 is £80,978.05

## KEY POINTS:

- Harrogate is an affluent spa town that offers a high footfall.
- 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 offer.
- The subject property is in prime central location as part of the Harrogate Royal Baths just off Parliament Street.
- Other leisure operators in close proximity include JD Wetherspoons, Piccolino, Best Bar, Revolution de Cuba, All Bar One, Nando's and Mojo's.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

## EPC:

Certificate available on application.

## CONTACT DETAILS:

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

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