



**GROUND FLOOR
COMMERCIAL UNIT**

Rent £11,000 PA

Description

An opportunity to lease a retail unit within the well-established Westminster Arcade, fronting Parliament Street.

The subject premises is one of 12 units within the comprehensively refurbished arcade. Situated on the ground floor and offering predominantly 492 sq. ft of open plan space the unit is ideal for various retail occupiers and is available to lease imminently.

A water supply has recently been connected to the unit, with pipework present to install a basin if required.

Taking enquiries - viewings available.

Location

Westminster Arcade links Parliament Street which is considered a niche and prominent retail area within Harrogate town centre. Linked to the Jubilee Car Park with 450 car spaces, Westminster Arcade is close to Jo Jo Maman Bebe and Rymans and on Parliament Street, Moss Bros, Cordings and a number of restaurants.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £8,800.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

The property is elected for VAT.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

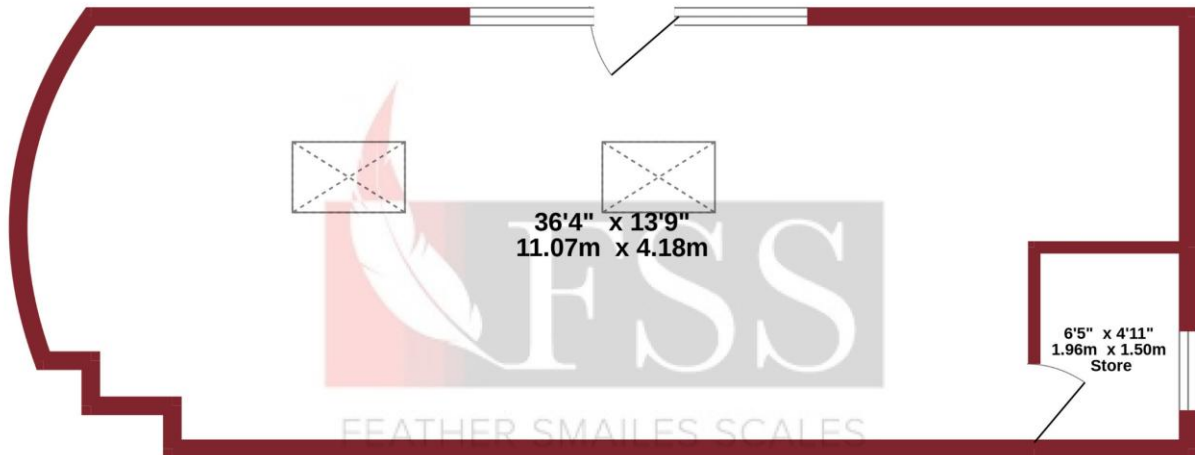
All mains services are connected to the property. There is a service charge payable of £3,780 per annum. The current service charge includes heating, refuse collection, security and a caretaker for the communal areas of the arcade.

Viewing

If you would like to view this property, please contact FSS on 01423 501211.



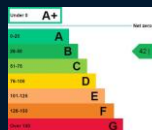
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.
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