

TO LET
SELF-CONTAINED UNIT IN CENTRAL HARROGATE

**FOX
LLOYD
JONES**



BELVEDERE HOUSE, HARROGATE, HG1 1EL

560 – 1611 ft²

0113 243 1133

www.fjltd.co.uk



STRATEGIC PROPERTY & ASSET SOLUTIONS

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DESCRIPTION



A self-contained garden suite currently fitted as an office, offering adaptable accommodation suitable for a variety of commercial or professional uses. The property provides potential to expand occupation up to approximately 1,610 ft², presenting an opportunity for bespoke layouts to suit office, retail or light food & beverage operations.

The accommodation is of a high-quality specification and is equipped with the following:

Specification

- Perimeter trunking
- LED lighting
- Good floor to ceiling height
- Self-contained access
- Full carpeting
- Wall mounted radiators
- Shared kitchen facilities

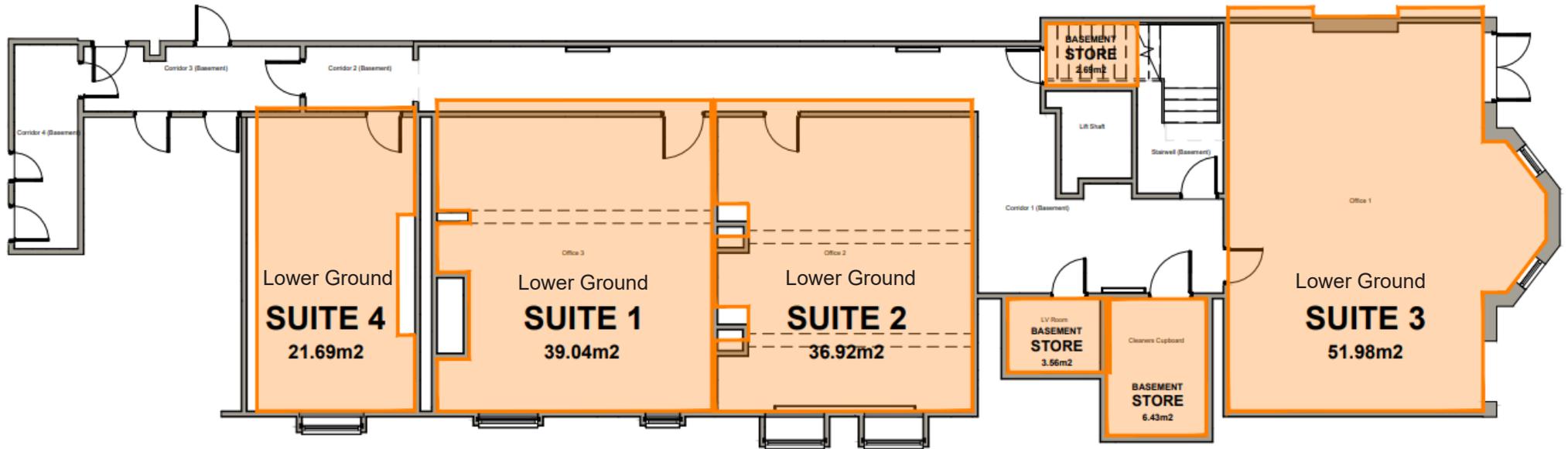
Accommodation (NIA)

Lower Ground Floor	Sq. M.	Sq. Ft.
Suite 1	39.04	420.2
Suite 2	36.92	397.4
Suite 3	51.98	559.5
Suite 4	21.69	233.5
Total	149.63	1,610.6

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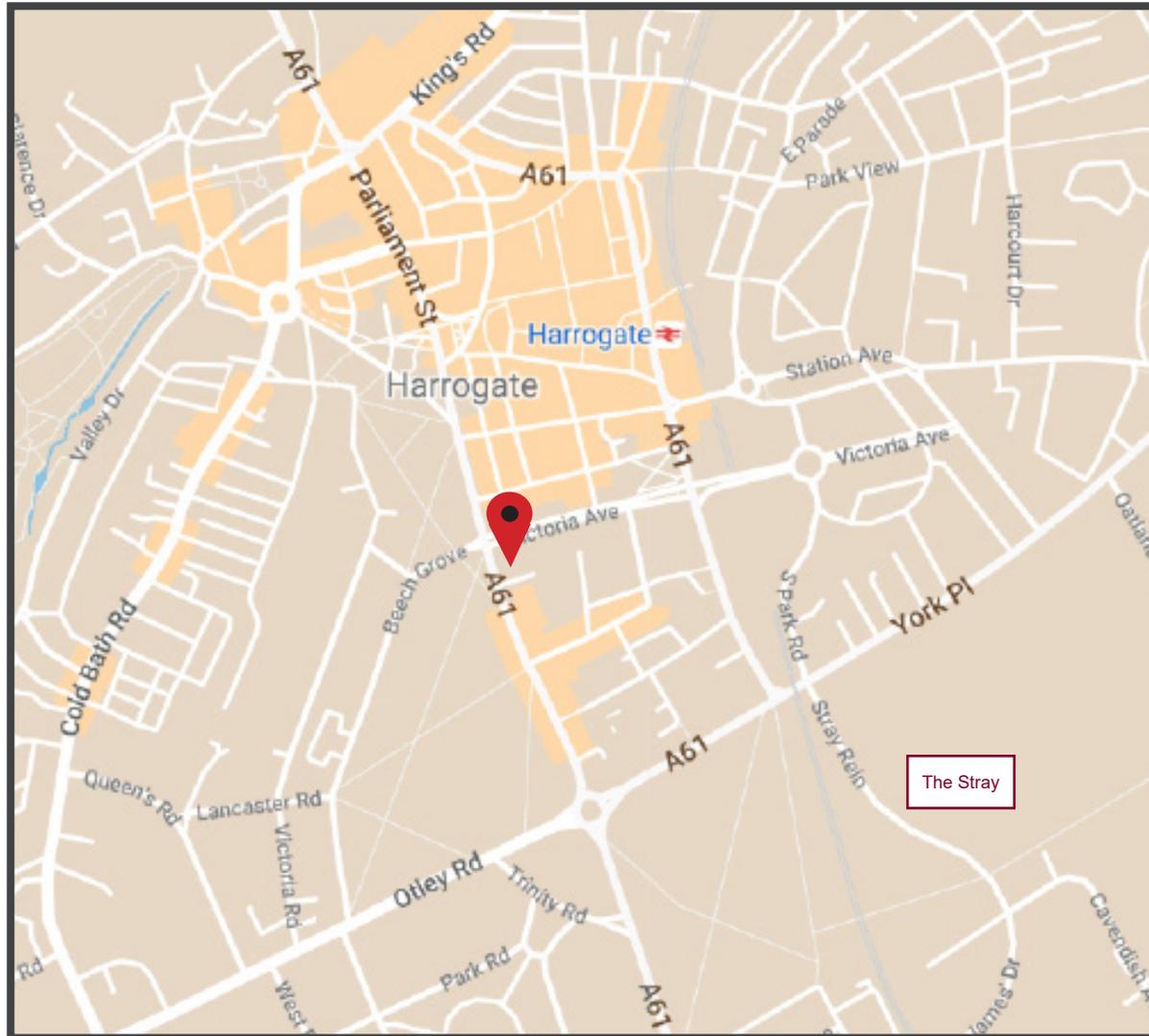
FLOOR PLAN



Existing Lower Ground Floor Plan 1:50@A1

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LOCATION



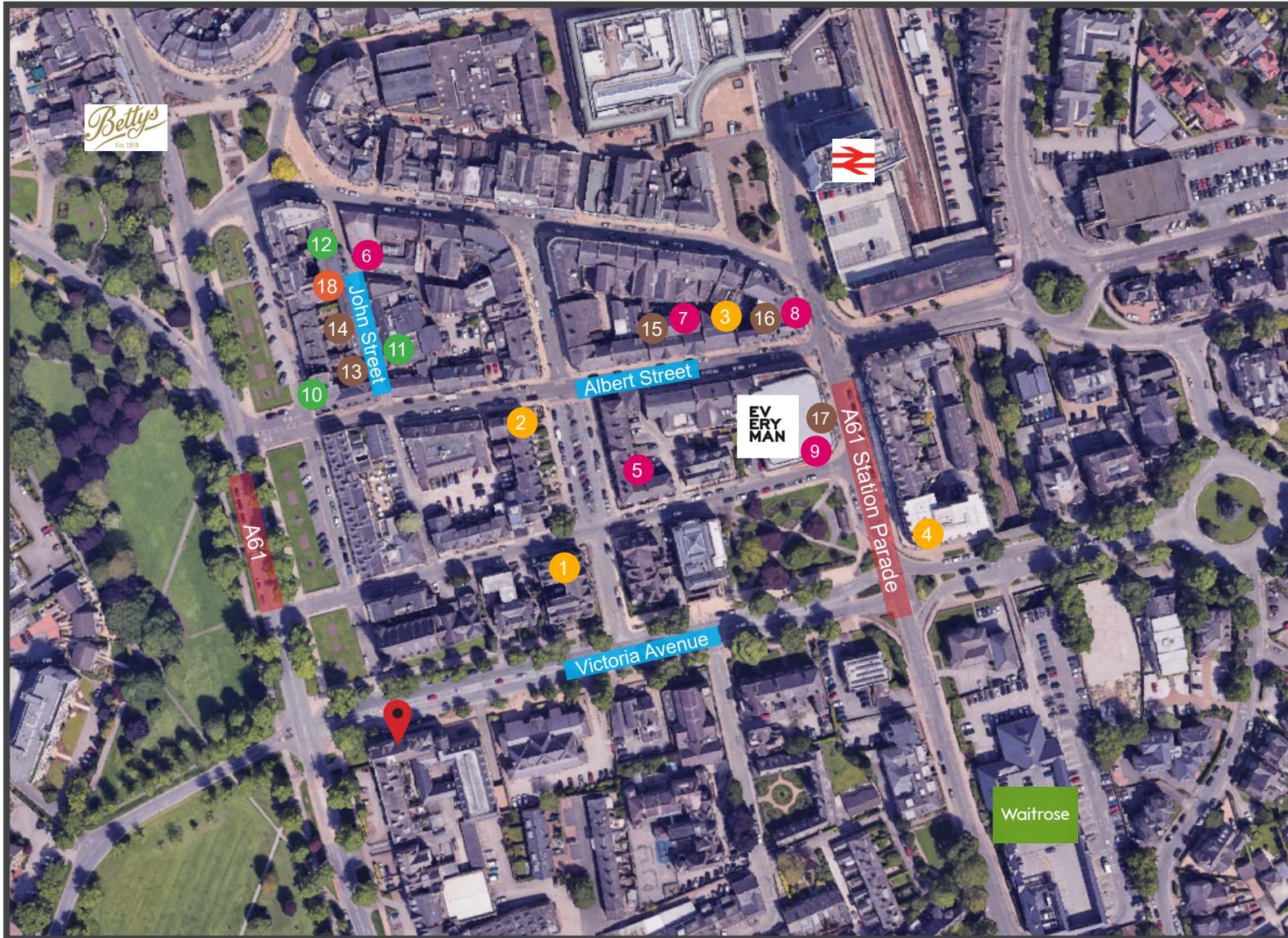
- The property is prominently situated on the corner of Victoria Avenue and Parliament Street on the south side of Harrogate town centre, in an area dominated by professional occupiers such as surveyors, architects, solicitors, financial professional service companies, The Library and Law Courts.
- A short walk away is the vast green expanse of the landmark Stray, with its famous displays of crocus and cherry blossom in spring.
- The property is ideally situated for occupiers to enjoy the plethora of eateries and independent stores in the area.
- The train station provides good connections, with direct services to and from London Kings Cross. Leeds and York are more or less equidistant to the south and east respectively, with a journey time of around 40 minutes.
- The A1(M) is 30 minutes by car via the A661 (Wetherby) or A59 (Knaresborough).



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LOCATION



Restaurants

- 1 The Tannin Level
- 2 Caffè Marconi (Italian)
- 3 Portofino (Italian)
- 4 The Agora (Greek/Turkish)



Takeaway / Restaurants

- 5 Papas (Greek)
- 6 Gigging Squid (Thai)
- 7 Pizza Express
- 8 Zizzi (Italian)
- 9 Farmhouse



Pub/Bar + Restaurant

- 10 Alexandra Pub
- 11 The Four Leaf
- 12 The Pickled Sprout



Coffee Bar / Bistro

- 13 LMDC Espresso bar
- 14 Brio Café
- 15 Clementine Café
- 16 Thug Sandwich Co.
- 17 Grane



Wine Bar

- 18 Papitos



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Viewing & further information

Please contact the sole letting agents:

Harry Finney

Harry.Finney@fljtd.co.uk

Bethan Linehan

Bethan.Linehan@fljtd.co.uk

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Terms

New lease available direct from the landlord. Flexible terms available. VAT will be chargeable on the quoting rent.

Rent:

On Application

EPC:

A full copy of the certificate is available upon request.

Business Rates:

Interested parties are advised to make their own enquiries with the local charging authority.

Service Charge:

A service charge will be levied to cover the maintenance and repair of the common parts and external areas of the building by the Landlord. Rate on application.

Legal Costs:

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

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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