



54 Parliament Street

Harrogate, HG1 2RL

PROMINENT BAR PREMISES

2,426 sq ft
(225.38 sq m)

- Attractive building
- Suitable for various uses (STP)
- Busy passing traffic
- Partially fitted for Bar Use



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Summary

Available Size	2,426 sq ft
Rent	£38,000 per annum
Rates Payable	£8,881.50 per annum
Rateable Value	£23,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The unit forms part of a large block property prominently positioned on Parliament Street in the centre of Harrogate. Internally the unit comprises a lower and upper floor sales area with staff facilities to the rear. Loading is available from the rear.

Location

Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the Harrogate International Centre, patrons of the Royal Baths and the Royal Hall plus other visitors attracted by diverse, stylish retailers including Hoopers, Whistles, Mint Velvet, Kurt Geiger, Jigsaw and LK Bennett. Fattorinis Jewellers and a number of boutiques including Julia Fitzmaurice, Bee Bridal and Daniel Footwear are all situated on Parliament Street. Piccolino restaurant is located next door and Betty's Tea Room and The Ivy are a short walk away.

Accommodation

The accommodation comprises the following areas:

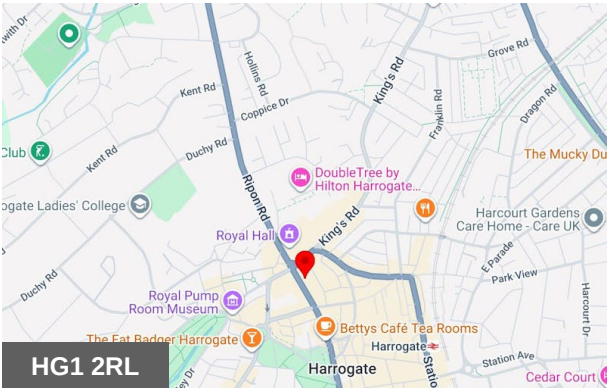
Name	sq ft	sq m
Ground	1,126	104.61
Upper Ground	1,300	120.77
Total	2,426	225.38

Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £38,000 per annum exclusive of VAT, business rates, service charge, utilities, insurance and all other outgoings.

Planning

We understand the property currently benefits from the new E class consent (with use as a cocktail bar in addition to retail and cafe) however advise interested parties to check with the Local Authority.



Viewing & Further Information

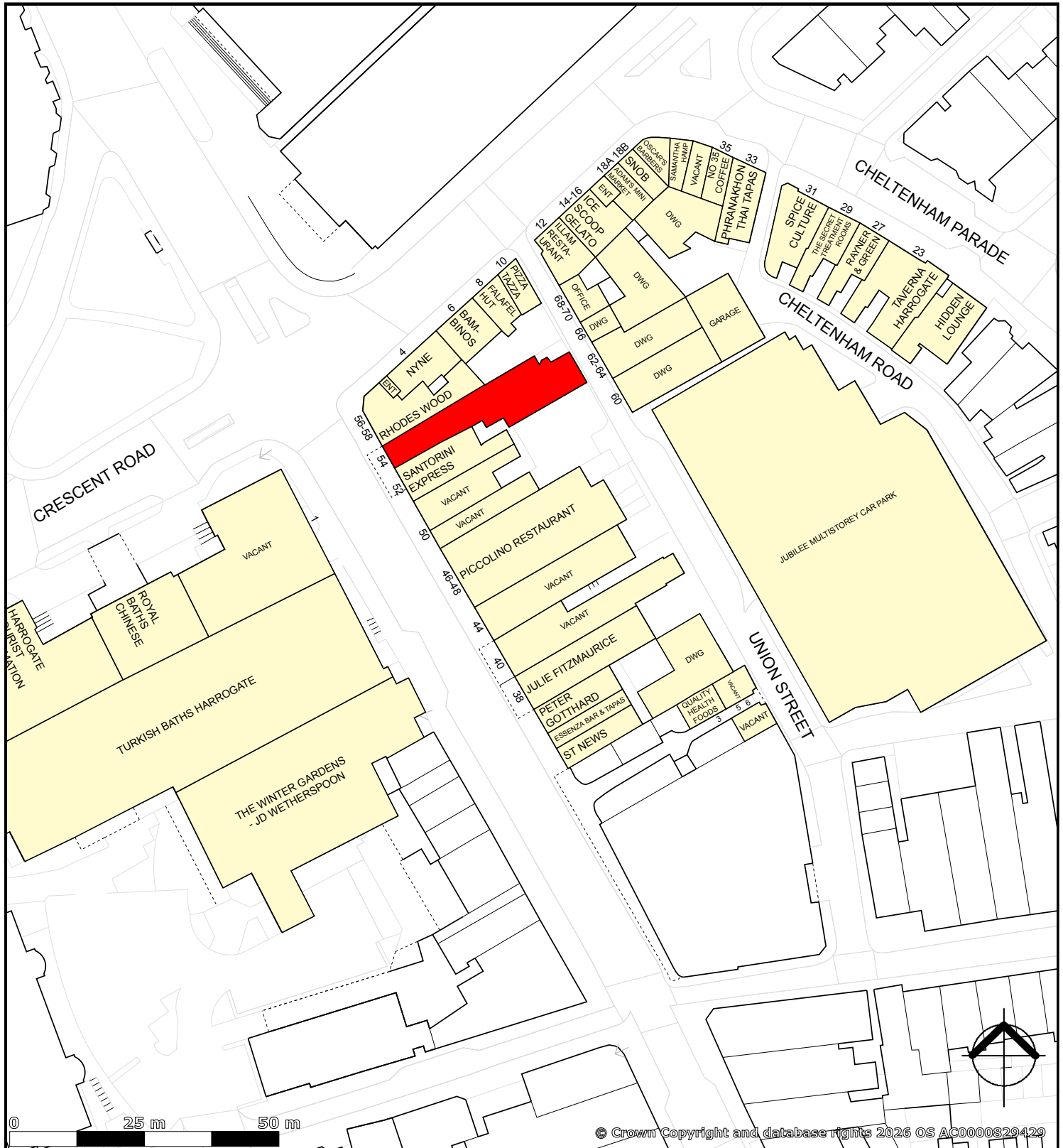


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Plotted Scale - 1:1,000