



56-58 Parliament Street

Harrogate, HG1 2RL

PROMINENT RETAIL UNIT

1,253 sq ft
(116.41 sq m)

- Attractive building
- Suitable for various uses
- Busy passing traffic
- Corner unit

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Summary

Available Size	1,253 sq ft
Rent	£30,000 per annum
Rates Payable	£8,308.50 per annum
Rateable Value	£21,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

The unit forms part of a large block property prominently positioned with the benefit of return frontage on to Parliament Street and Kings Road in the centre of Harrogate. Internally the unit comprises a split level sales area with storage/staff facilities to the rear and first floor. Loading is available from the rear yard along with staff car parking (1 space).

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 and LK Bennett. Piccolino restaurant is located further up Parliament Street and Betty's Tea Room and The Ivy are a short walk away.

Accommodation

The accommodation comprises the following areas:

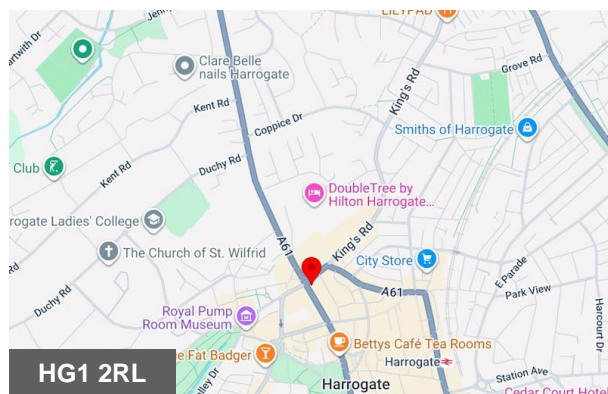
Name	sq ft	sq m
Ground	1,087	100.99
1st - Storage	166	15.42
Total	1,253	116.41

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 £30,000 per annum exclusive of VAT, business rates, service charge, utilities, insurance and all other outgoings.

Planning

We understand the property currently benefits from E class consent however advise interested parties to check with the Local Authority.



Viewing & Further Information



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