

2 Westminster Arcade, Parliament Street, Harrogate, HG1 2RN



Prime Retail Unit at entrance of Westminster Arcade in the heart of Harrogate Town Centre

- Prime position retail unit in Harrogate town centre in well-established retailing position
- Available due to business re-location
- Victorian covered Arcade in the heart of Harrogate Town Centre
- 3,000 sq.ft of open plan retail space over four floors fronting Parliament Street
- Close to Jubilee Car Park with 450 car parking spaces
- £32,750 p.a. exclusive

Retail

TO LET

3,325 sq ft

(308.90 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

2 Westminster Arcade, Parliament Street, Harrogate, HG1 2RN

Summary

Available Size	3,325 sq ft
Rent	£32,750 per annum
Rateable Value	£30,750
Service Charge	There will be a service charge payable which includes heating, refuse collection, security and a caretaker for the communal areas of the arcade. Details available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

The property occupies a prime retailing position at the main entrance of the well-established Westminster Arcade, an iconic Victorian covered arcade in the heart of Harrogate town centre. Its elegant facade fronts Parliament Street and offers a unique retail space full of character and period features including high ceilings and windows throughout. The accommodation comprises a ground floor retail area which leads up to large open plan retail spaces on the first and second floors with the third floor offering storage space. There is access to the retail sales areas at both at ground and first floor level.

Location

Westminster Arcade provides 12 retail units over three floors and links Parliament Street to the Jubilee Car Park with 450 car spaces. The Arcade is close to Oxford Street at the rear where occupiers include Ryman's, Starling Bar and Cafe and Luxury Nails Beauty Spa and at the front on Parliament Street retailers include Fattorini Jewellers, Wagamamas and All Bar One. The premises offer a very central position and are within short walking distance to Betty's and The Ivy. Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport. Harrogate is one of the largest commercial centres in North Yorkshire and has the leading Conference and Exhibition Centre in the North of England.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor	666	61.87	Let
1st - Floor	934	86.77	Let
2nd - Floor	862	80.08	Let
3rd - Floor	863	80.18	Let
Total	3,325	308.90	

Terms

The property is available on a new effective full repairing and insuring lease basis for a term of years to be agreed.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com