

10 Westminster Arcade, Harrogate, HG1 2RN



Retail Premises in established Westminster Arcade in Harrogate Town Centre

- Town Centre Retail Premises
- First floor unit in well established Arcade
- Iconic traditional period building for retail
- Close to Jubilee Car Park (450 spaces)
- No business rates payable
- £4,500 p.a.

Retail

TO LET

334 sq ft

(31.03 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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www.montpellierproperty.com

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Summary

Available Size	334 sq ft
Rent	£4,500 per annum
Rateable Value	£5,000 We understand the property will be eligible for small business rate relief (no rates payable) subject to an occupier's status. Interested parties are invited to contact North Yorkshire County Council on (01423) 500600.
Service Charge	£2,750 per annum
VAT	Applicable
EPC Rating	D (86)

Description

The property provides an open plan retail unit with a partitioned store/office on the first floor within The Westminster Arcade which fronts Parliament Street and provides 12 units in total. This unit is directly opposite the Tea Room and next to a recently opened Hair Salon.

Location

Westminster Arcade links Parliament Street to the Jubilee Car Park with 450 car spaces. The Arcade is close to Jo Jo Maman Bebe and Rymans on Oxford Street at the rear and on Parliament Street, Fattorini Jewellers and Bee Bridal, Piccolino's and Wagamamas restaurants, All Bar One, and Rolands. It is also close 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 is a leading conference and exhibition centre in the North of England. The resident population is approximately 67,500 with a catchment population in the order of 500,000 within a 40 minute drive time, within which there is a high socio-economic profile.

Accommodation

The accommodation comprises of the following

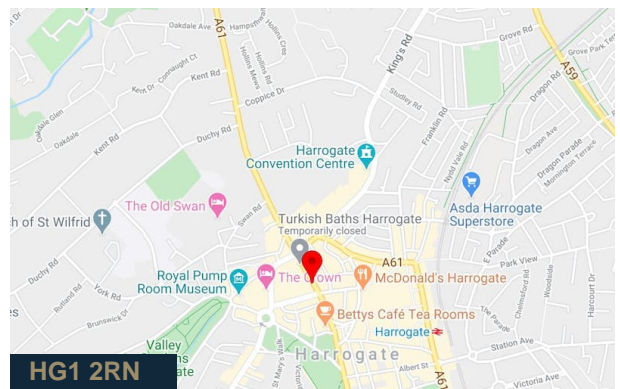
Name	Building Type	sq ft	sq m	Rent	Availability
1st - Floor	Retail	334	31.03	£4,500 /annum	Available
Total		334	31.03		

Terms

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

Legal Costs

Each party is to be responsible for their own legal costs incurred this transaction.



Viewing & Further Information

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