

4, Westminster Arcade, Harrogate, HG1 2RN



Retail premises in established Westminster Arcade in Harrogate Town Centre

- Town Centre Retail Premises
- Ground Floor unit in well-established Arcade
- Iconic traditional period Arcade in the heart of the town centre
- Close to Jubilee Car Park (450 spaces)
- No business rates payable (STS)
- Suitable for Retail/Health&Beauty Use (water at premises)
- £11,000 p.a. exclusive

Retail
TO LET

492 sq ft
(45.71 sq m)



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Summary

Available Size	492 sq ft
Rent	£11,000 per annum
Rateable Value	£9,700 As the rateable value is below £12,000 a new tenant will be eligible for small business rates (no rates payable) subject to an occupier's status. Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
Service Charge	£3,780 per annum The current service charge includes heating, refuse collection, security and a caretaker for the communal areas of the arcade.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

The property provides an open plan retail unit on the ground floor of the Arcade which could also offer Health/Beauty use as a water supply has recently been fitted at the premises.

Location

The Westminster Arcade first opened it's doors back in 1898, and today this Victorian covered arcade is now at the vanguard when it comes to the unique independent businesses which today thrive in historic Harrogate.

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 Rymans, Starling Bar and Cafe and Luxury Nails Beauty Spa on Oxford Street at the rear and on Parliament Street, Fattorini Jewellers, Wagamamas, All Bar One and is 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 has the leading Conference and Exhibition Centre in the North of England.

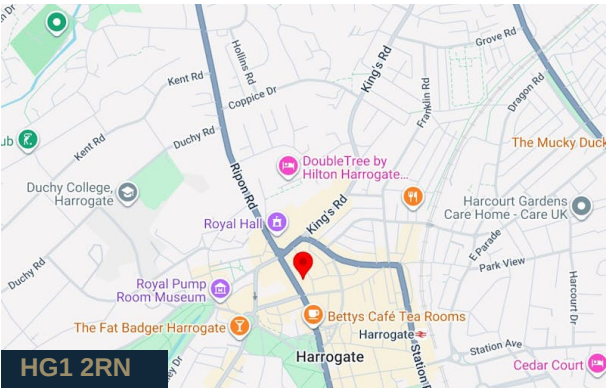
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail	492	45.71	Available
Total	492	45.71	

Terms

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



Viewing & Further Information

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