



50 Parliament Street

Harrogate, HG1 2RL

PROMINENT RETAIL UNIT

1,317 sq ft
(122.35 sq m)

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

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Summary

Available Size	1,317 sq ft
Rent	£24,000 per annum
Business Rates	To be re-assessed upon occupation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 good sized sales area with rear storage/staff facilities. Loading is available from the rear yard along with staff car parking (1 space).

Location

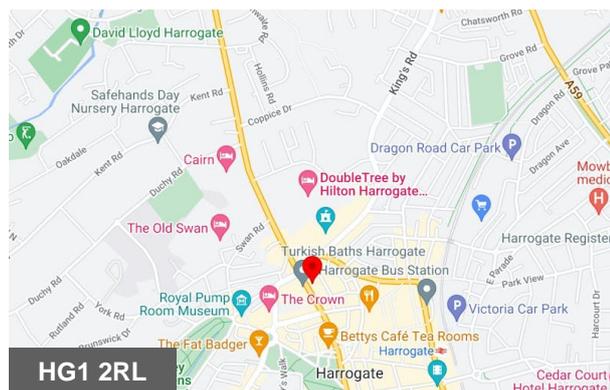
Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the Harrogate International Centre, patrons of the Royal Baths and the Royal Hall plus other visitors attracted by diverse, stylish retailers including Hoopers, Whistles, Mint Velvet, Kurt Geiger, Jigsaw and LK Bennett. Fattorinis 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.

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 £24,000 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 however advise interested parties to check with the Local Authority.



Viewing & Further Information



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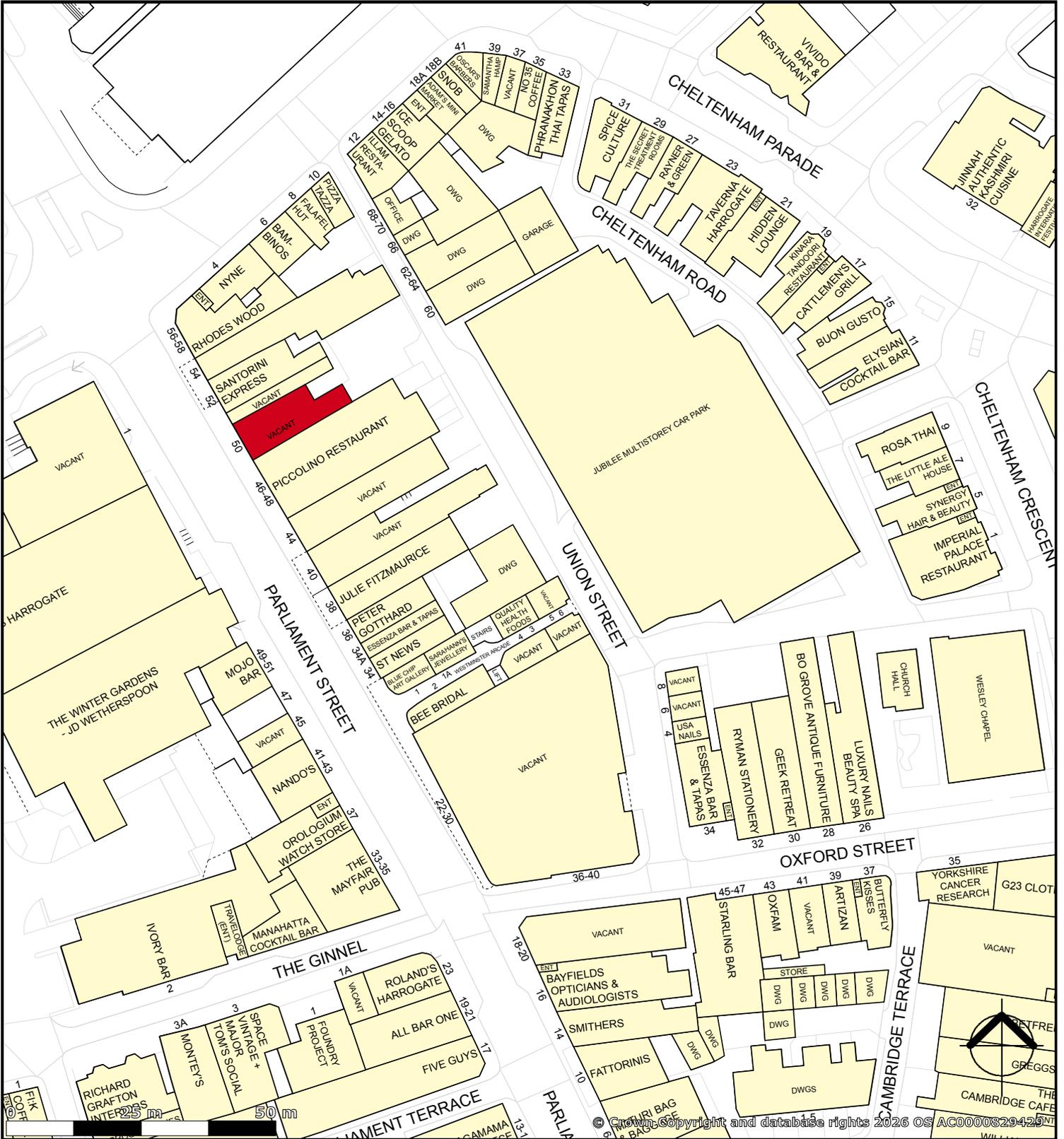


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Plotted Scale - 1:1,000

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