

**34 Beulah Street**

Harrogate, HG1 1QH

PROMINENT RETAIL UNIT**1,447 sq ft**
(134.43 sq m)

- Busy shopping destination
- High footfall
- Suitable for a number of uses (STP)



34 Beulah Street, Harrogate, HG1 1QH

Summary

Available Size	1,447 sq ft
Rent	£25,500 per annum
Rates Payable	£9,932 per annum
Rateable Value	£26,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises a modern ground floor shop unit with frontage on to both Beulah Street and Station Parade.

There is additional space at basement level which includes the toilets for the unit.

Location

The property is positioned in the centre of Harrogate's shopping locality on the busy pedestrianised thoroughfare of Beulah Street.

Beulah Street has a wide array of both national and independent retailers including Costa Coffee, Specsavers, William Hill, British Heart Foundation, EE and L'Anson Jewellers. On street pay & display parking is available nearby.

Accommodation

The accommodation comprises the following areas:

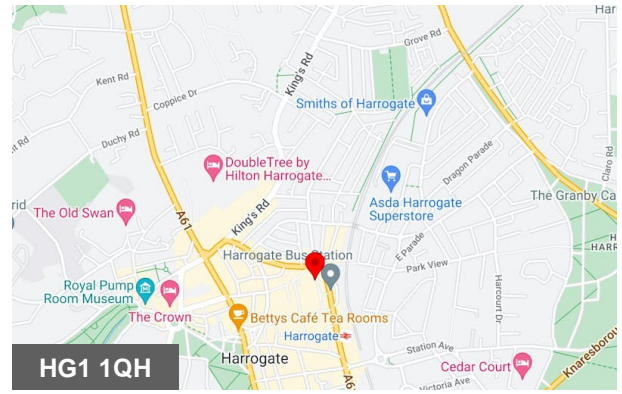
Name	sq ft	sq m
Ground	714	66.33
Basement	733	68.10
Total	1,447	134.43

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £25,500 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

Planning

We understand the property currently benefits from the new E class consent. Interested parties are advised to check with the Local Authority.



Viewing & Further Information



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