

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
- Arcade is an iconic traditional period building for retail in Harrogate Town Centre
- Close to Jubilee Car Park (450 spaces)
- Small business rate relief applies
- £12,500 p.a.

Retail

**TO LET**

**492 sq ft**

(45.71 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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# 4 Westminster Arcade, Harrogate, HG1 2RN

## Summary

<b>Available Size</b>	492 sq ft
<b>Rent</b>	£12,500.00 per annum
<b>Rateable Value</b>	£8,800 The property should be eligible for small business rate relief (no rates payable). Please contact the local rating authority North Yorkshire County Council on 01423 500600.
<b>Service Charge</b>	£3,780 per annum The current service charge includes heating, refuse collection, security and a caretaker for the communal areas of the arcade
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (42)

## Description

The property provides an open plan retail unit on the ground floor to the rear of the Arcade.

## Location

The property is situated on the first floor within the Westminster Arcade, fronting Parliament Street. The Arcade has comprehensively been refurbished and provides 12 units. Westminster Arcade links Parliament Street to the Jubilee Car Park with 450 car spaces.

Westminster Arcade is close to Jo Jo Maman Bebe and Ryman's on Oxford Street at the rear and on Parliament Street, Fattorini Jewellers, Bee Bridal, Piccolino and Wagamamas, 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 has the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

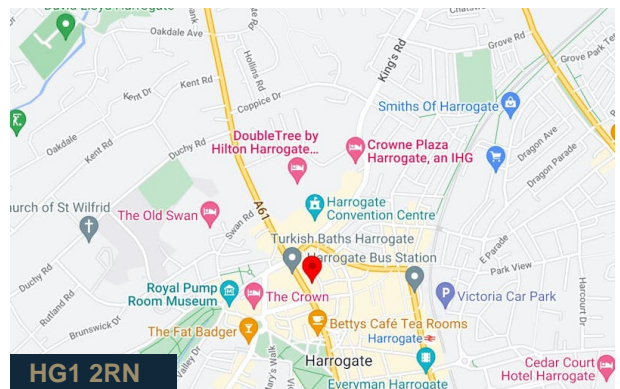
## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	Availability
Ground - Floor Retail	Retail	492	45.71	£11,000 /annum	Available
<b>Total</b>		<b>492</b>	<b>45.71</b>		

## 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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