



Sanderson  
Weatherall

# PRIME RETAIL UNIT TO LET



4 Parliament Street, Harrogate, HG1 2QZ

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### Prime Retail Unit To Let

Situated on Parliament Street in the heart of Harrogate Town Centre

Opposite to Betty's, Mountain Warehouse, The Ivy and Daniels Footwear

Ground Floor Sales of 756 sq ft

Ground Floor Stock/Staff 102 sq ft

**£35,000** per annum exclusive

### Location

Parliament Street lies in the centre of Harrogate and is one of the towns principal retail and leisure locations.

Located at the top end of Parliament Street close to its junction with Cambridge Crescent the shop benefits from strong prominence and good quality neighbours. Betty's Café, Mountain Warehouse and The Ivy are all opposite with Daniel Footwear next door and numerous local, regional and national retailers and restaurants all nearby.

### Description

The property is planned on ground floor only with a good clear sales area to the front and a further showroom area to the rear. There is also a small stock/staff room and a WC.

### Accommodation

The property provides the following approximate net areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor Sales	70.23	756
Ground Ancillary	9.46	102

### Tenure

The property is offered on a new lease for a term to be agreed at an initial rent of **£35,000** pax

### Repairs and Insurance

The lease to be on full repairing and insuring terms by way of a service charge, payable by the tenant. Further details available upon request.

### Rateable Value

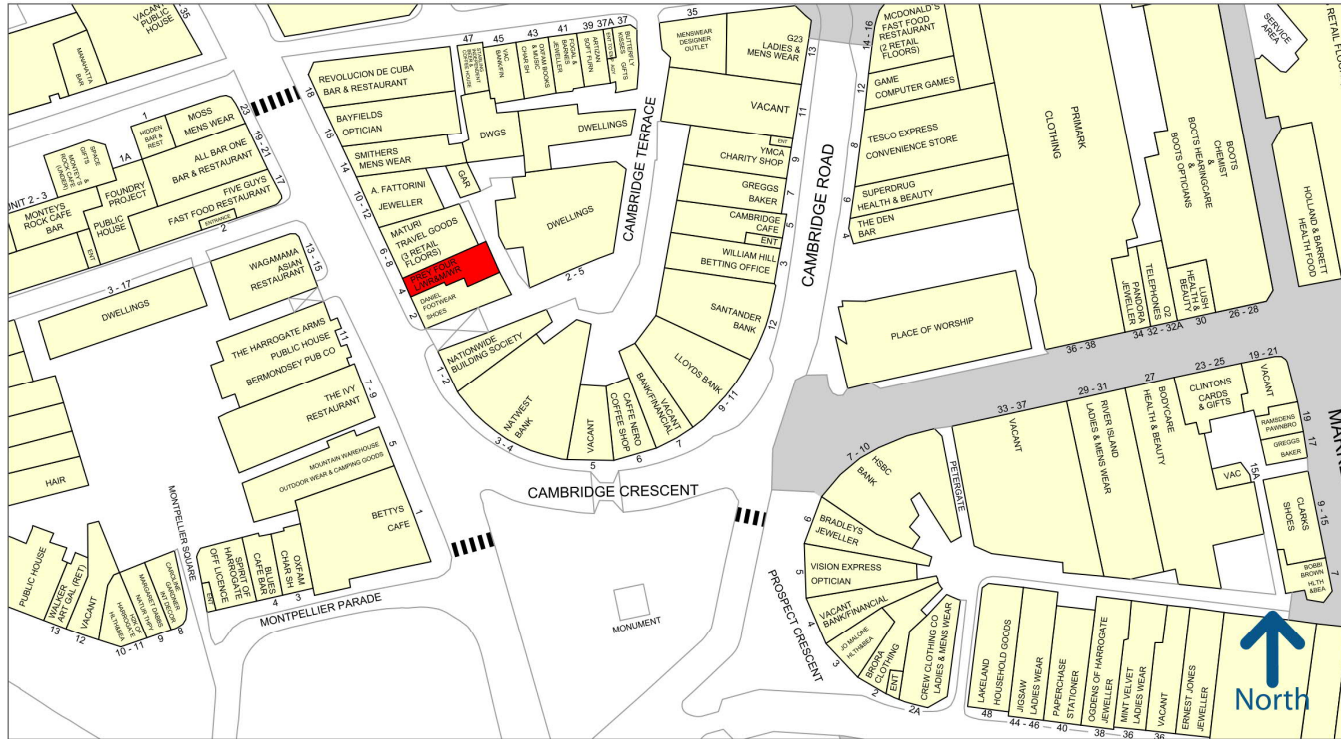
As from the 1 April 2023 the rateable value is £16,750. Interested parties should make their own enquiries with the local rating authority.

### VAT

Vat, if applicable, will be charged at the standard rate.

### Energy Performance Certificate

The property has an EPC rating of C64. A full copy of the certificate is available upon request.



Experian Goad Plan Created: 19/07/2021  
Created By: Sanderson Weatherall



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Viewings are strictly by appointment with the agents

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