

Heaney Micklethwaite

Commercial Property Consultants

SHOP TO LET



**20/22 JAMES STREET
HARROGATE
HG1 1RF**

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Misrepresentation Act: These particulars do not form any part of any offer or contract. They are intended to give a fair description that neither Heaney Micklethwaite nor the Vendor accept responsibility for any error they may contain. All properties are offered subject to contract and availability.

PROPERTY
PARTICULARS

20/22 James Street, Harrogate

LOCATION:

The property is located on James Street in Harrogate town centre and is adjacent to the link to Market Place. The premises also benefit from frontages to James Street and Market Place.



Market Place

ACCOMMODATION:

The accommodation with the following approximate areas comprises:-

Ground Floor Sales	2,200 sq ft	204.4 sam
First Floor Sales/Staff	654 sq ft	60.7 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

Rental offers in the region of £85,000 per annum are invited.

20/22 James Street, Harrogate

RATES:

Rateable Value £111,000

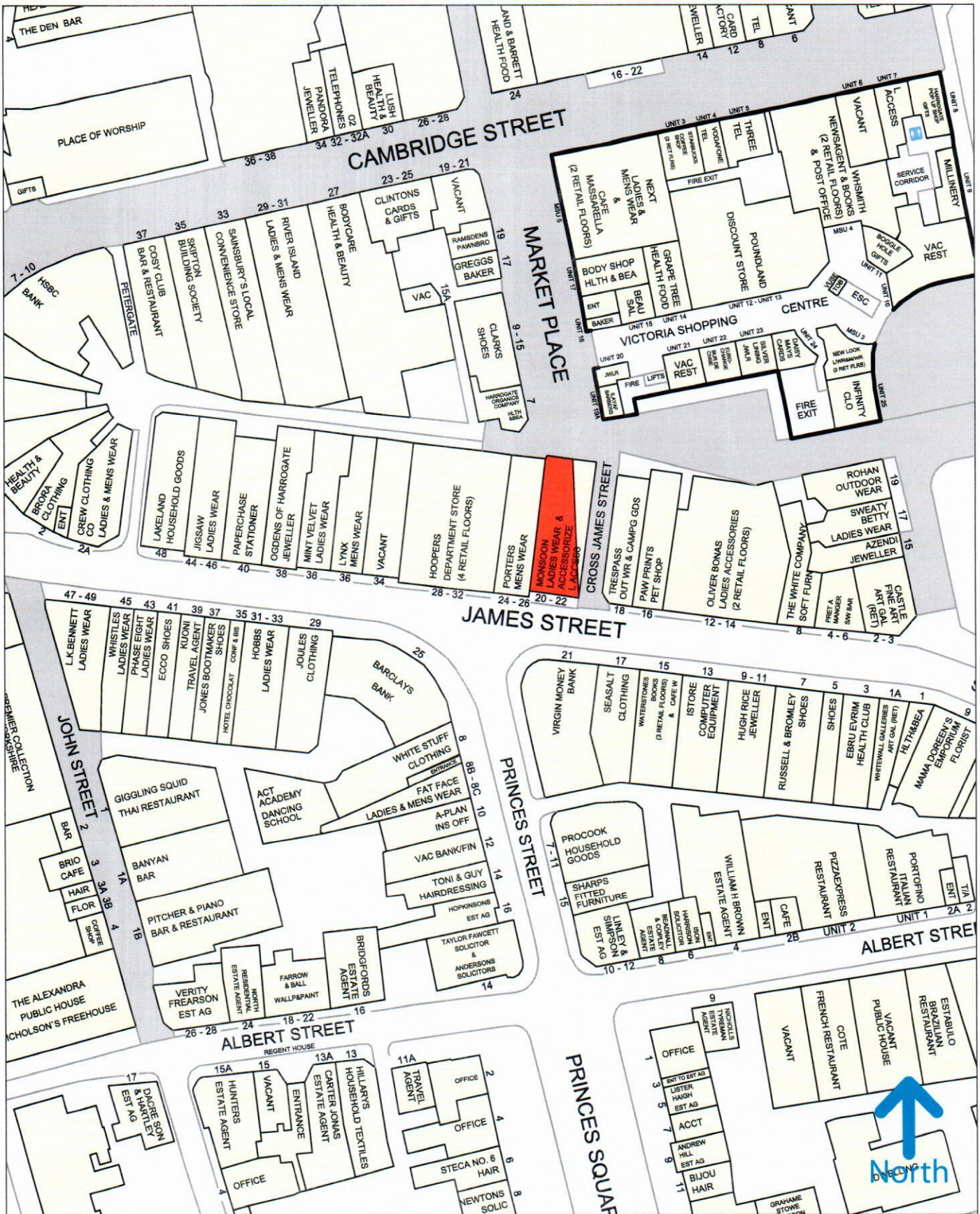
VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



Experian Goad Plan Created: 02/06/2023
Created By: Heaney Micklethwaite

50 metres

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For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy performance certificate (EPC)

20-22 James Street
HARROGATE
HG1 1RF

Energy rating

B

Valid until: **25 April 2033**

Certificate number: **7143-8665-8116-0564-4240**

Property type

Retail/Financial and Professional Services

Total floor area

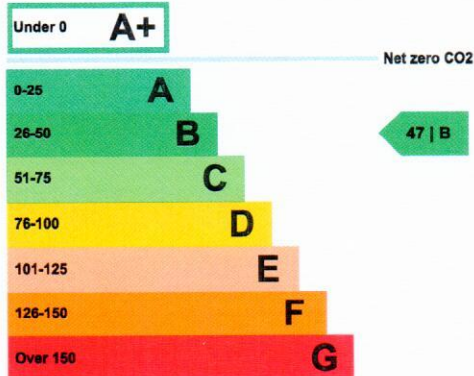
346 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

7 | A

If typical of the existing stock

29 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).