

22a, Oxford Street, Harrogate, HG1 1PU



Cafe/Retail premises in heart of Harrogate Town Centre

- Cafe /Retail premises with kitchen facilities
- Ancillary staff/WC
- Located in heart of Oxford Street in Harrogate Town Centre
- Short walking distance to Harrogate Train and Bus Stations

Retail

TO LET

440 sq ft

(40.88 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	440 sq ft
Rent	£19,500 per annum
Rateable Value	£15,750 A new tenant should be entitled to retail discount at 75% as the rateable value is below £52,000. The rates payable should therefore be in the region of only £1,970 p.a. for the next year subject to status.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The property is situated on Oxford Street which forms a well-established trading location linking up Cambridge Road and Cambridge Street. Occupiers close to the subject property include McDonalds, Tesco Express, Halifax Building Society, Shropody, Jespers, Harrogate Theatre and Marks and Spencer.

The subject property comprises the ground floor of a terraced property under a pitched tiled roof with ground floor retail accommodation and ancillary staff facilities to the rear of the property.

Location

Harrogate is located approximately 17 miles north of Leeds, 21 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:

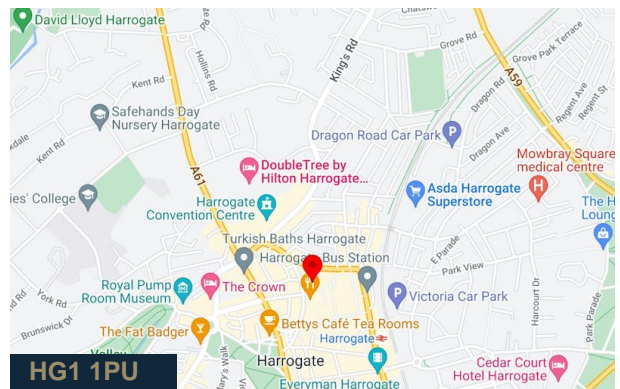
Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	440	40.88	Available
Total	440	40.88	

Viewings

Please contact Montpellier Property Consultants by telephone on 01423 547313 or by email at info@montpellierproperty.com and we will arrange a viewing at your convenience.

Terms

The property is available to let on a new effective full repairing and insuring sub-lease for a term of years to be agreed.



Viewing & Further Information

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