



Location

The premises are situated on the eastern side of Leeds Road, approximately one mile south of Harrogate town centre.

This part of Leeds Road forms one of the most popular suburban retail parades in Harrogate. The parade is surrounded by a densely populated, affluent residential area.

Occupiers within Leeds Road include Co Operative Food Stores, Sainsburys, Marks & Spencer Simply Food, Bathstore, Subway, Dominos Pizza, William Hill and Fultons Food.

Description & Accommodation

The property forms a traditional building of stone and brick construction under a pitched slate covered roof. There is a single storey extension to the front.

Gross frontage	16 ft 6
Net frontage	15 ft 8
Shop depth	33 ft
Built depth	55 ft
Ground floor retail	515 sq ft
Lower ground floor retail	150 sq ft
Upper ground floor retail	315 sq ft
Rear Ancillary	150 sq ft
First floor sale	440 sq ft
Total	1,570 sq ft

There are WC facilities at lower ground floor level. The property has rear access for servicing.

Planning

The property is not listed and does not lie within a conservation area.



Services

Mains water, gas, electricity and drainage are connected to the property.

EPC



Terms

£20,000 per annum exclusive paid quarterly in advance on a new 10 year lease on full repairing and insuring terms with an upward only rent review at the end of the fifth year of the term.

VAT

The property is not VAT registered.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

For further information please contact

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Ground Floor Retail Extension

It may be possible for the Landlord to extend the ground floor retail area by 180 sq ft.

If the above were to take place the rent would be £25,000 per annum.