# Stapletonwaterhouse

# TO LET RETAIL UNIT

# 65 LEEDS ROAD HARROGATE HG2 8BE



#### 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 Net frontage	16 ft 6 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

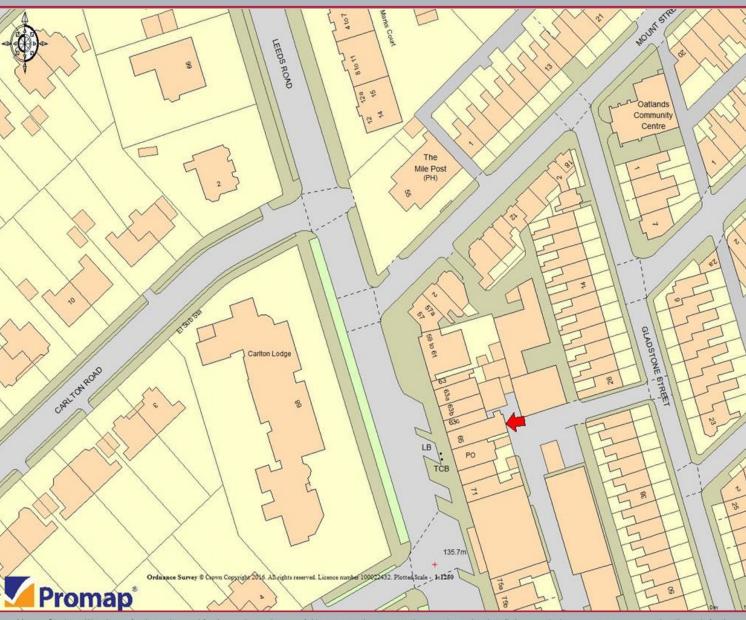
The property is not listed and does not lie within a conservation area.

46 BOOTHAM YORK YO30 7BZ

01904 622226

## www.stapletonwaterhouse.com





Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or tenants should not rely on statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

# 65 LEEDS ROAD HARROGATE HG2 8BE

#### Services

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





## 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

David Waterhouse Charlie Bethell david@stapletonwaterhouse.com charlie@stapletonwaterhouse.com

Telephone

01904 622226

#### 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.

## www.stapletonwaterhouse.com