

WATERHOUSE

Commercial Surveyors

RETAIL PREMISES

TO LET BY WAY OF LEASE ASSIGNMENT

**GROUND FLOOR 730 SQ FT
(BASEMENT 760 SQ FT)**



31 MONTPELLIER PARADE

HARROGATE

HG1 2TG

LOCATION

The premises are located within a specialist retailing area of low Harrogate.

In the immediate area are such well-known occupiers as Bettys Café, Slug and Lettuce, John Lewis of Hungerford, Tenants Auctioneers, Hawick Cashmere, Toast, Benetton and numerous other quality retailers.

DESCRIPTION AND ACCOMODATION

The premises comprise a ground floor shop unit together with basement storage and car parking area.

Shop frontage	15' 1"
Shop depth	57' 10"
Ground floor	730 sq ft
Useable basement	265 sq ft
Low headroom basement	495 sq ft

Kitchen / WC facilities are shared with 30 Montpellier Parade



ENERGY PERFORMANCE CERTIFICATE



SERVICES

Mains electricity, water and sewerage are connected to the premises.

LEASE

The premises are held under lease for a term of 6 years from 01 May 2012 on internal repairing and insuring terms, at a current rent of £25,000 per annum, subject to rent review at the end of the third year.

PREMIUM

A Premium of £5,000 will be payable by the assignee on completion.

RATINGS ASSESSMENT

We are verbally informed by the Rates Department of Harrogate Borough Council that the property is assessed for rating purposes as follows:

Rateable Value:	£20,500
Rates Payable:	£9,655

VAT

VAT is not chargeable on the rent.

LEGAL COSTS

The incoming tenant will be responsible for their own and the Landlord's legal costs (£750.00 plus VAT).

VIEWING

For further information and viewing arrangements, please contact the sole agents Waterhouse Commercial Surveyors. Tel: 01904 622226.