



## Location

The property is situated on Montpellier Gardens in Low Harrogate, a specialist retail area located on the western side of Harrogate town centre.

The surrounding occupiers form a mixture of high class retail, restaurant, hotel and residential apartments.

The property is in close proximity to the Royal Pump House and notable occupiers within the vicinity include Tom Howley kitchens, Tennants Auctioneers, Betty's Café, Toast, John Lewis of Hungerford, Max Mara and Morgan Clare.

## Description

The 5 storey property comprises a Victorian stone-faced building under a pitched, slate covered roof with basement.

There is a separate large entranceway to the left of the shop front.

Air conditioning is installed in the basement and the Ground floor.

## Accommodation

Ground floor sales*		481 sq ft
Basement sales		376 sq ft
First floor	gallery	261 sq ft
	kitchen	163 sq ft
Second floor	3 rooms	379 sq ft
Third floor	3 rooms	290 sq ft
<b>Total</b>		<b>1,950 sq ft</b>

WC facilities located on half landing between ground floor and first floor. Bathroom located on second floor.

\*Assuming the dividing wall between entrance and retail area is removed.





## Rateable Value

We understand that the retail areas (GF and Basement) are assessed for rating purposes as follows:

Rateable Value                      £9,500 (2010 Rating List).

## Services

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

## Energy Performance Certificate

**F** 126-150      ◀ **149** This is how energy efficient the building is.

## Planning

The property is located within a Conservation Area and is not listed.

## Lease Terms

A new 10 year lease on FRI terms at a rental of £35,000 per annum subject to 5 year rent review.

## VAT

All monies are exclusive of VAT.

## Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

## Further Information

For further details and viewing arrangements please contact:

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