

WATERHOUSE

Commercial Surveyors

RETAIL PREMISES
TO LET
38 SQ M (406 SQ FT)



1 CROWN PLACE
HARROGATE
HG1 2RY

LOCATION

The premises are situated within the exclusive Montpellier Quarter of Low Harrogate.

The surrounding occupiers form a mixture of quality retailers, restaurants, hotels and contemporary residential apartments.

Nearby occupiers include: Walker Galleries, Max Mara, Morgan Clare, Drum & Monkey, Tennants, And So To Bed, Broadleaf Timber, AGA and Harvey Jones.

DESCRIPTION & ACCOMMODATION

The premises form the ground floor retail unit, with the following approximate dimensions and net floor areas:

Shop Frontage	5.12 m	16' 10"
Shop Depth	8.14 m	26' 9"
Ground Floor Sales	38 sq m	406 sq ft

WC/Store

SERVICES

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

PLANNING

We understand the property is Grade II listed and is situated within a Conservation Area.



Energy Performance Certificate
Non-Domestic Building

1 Crown Place
HARROGATE
HG1 2RY

HM Government

Certificate Reference Number:
0530-0630-9789-2999-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

←

250

This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 42

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 331.43

Benchmarks

Buildings similar to this one could have ratings as follows:

50

If newly built

61

If typical of the existing stock

LEASE

The premises are available by way of a new 5 year term on effective full repairing and insuring terms.

RENTAL

£14,000 per annum exclusive, payable quarterly in advance.

RATING 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: £10,000

Rates Payable: £4,850 per annum

LEGAL COSTS

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

VAT

All monies are exclusive of VAT.

VIEWING

Contact Waterhouse Commercial Surveyors.

Tel: 01904 622226

E-mail: daw@wcsyork.co.uk

Messrs. 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;

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