



Location

Royal Parade is situated 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 overlooks the Royal Pump House and notable occupiers within the vicinity include Tom Howley kitchens, Tennants Auctioneers, Betty's Café, Toast and John Lewis of Hungerford.

Description

The premises are situated on the Ground Floor of a five storey Victorian stone-faced building under a pitched, slate covered roof. There is a Mezzanine level to the rear of the shop.

Accommodation

The unit provides the following approximate dimensions and net floor areas:

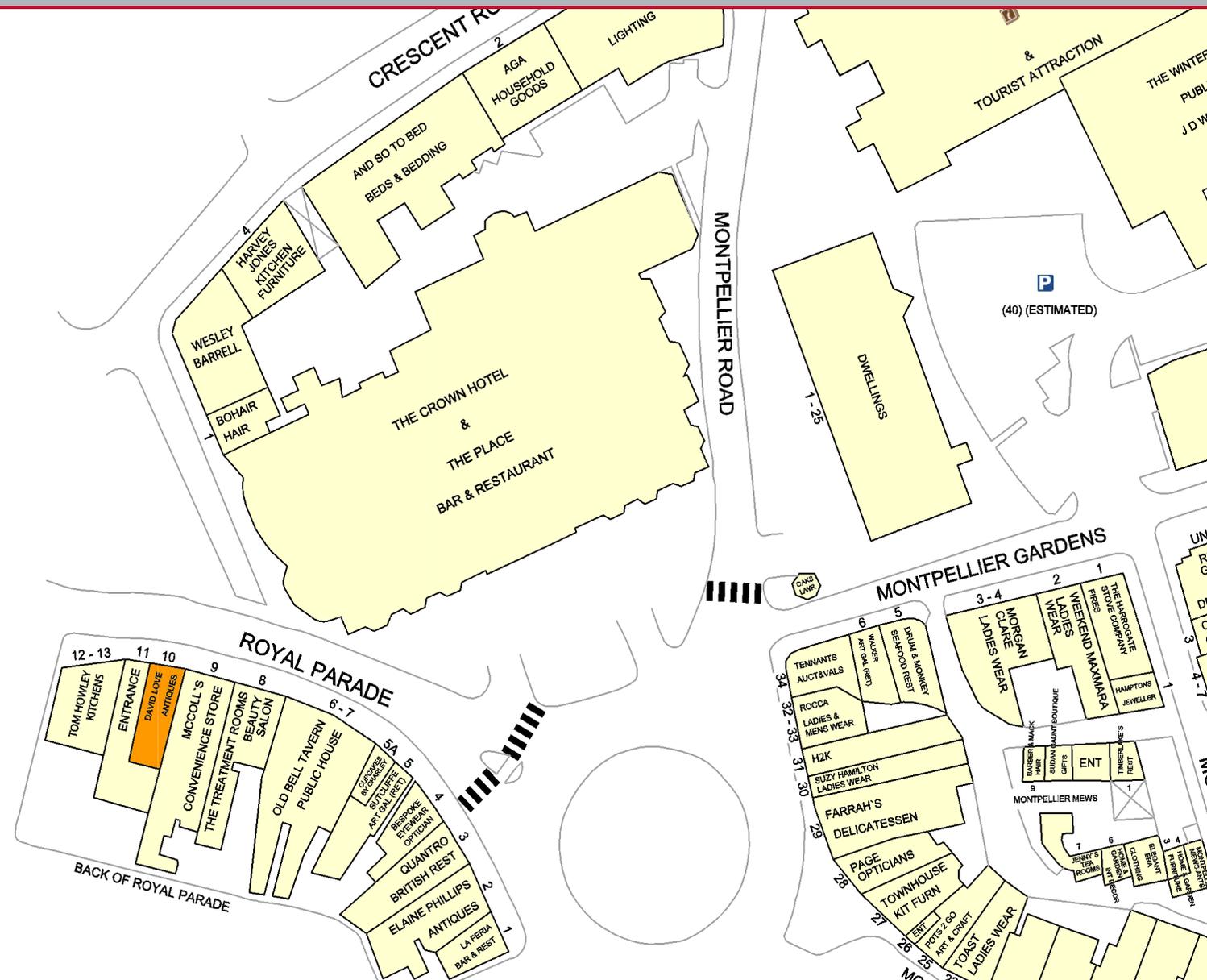
Shop width (max)	20 ft 6 in
Shop depth	72 ft 6 in
Ground Floor retail	1,270 sq ft
Ground Floor ancillary	145 sq ft
Mezzanine	160 sq ft

Services

Mains electricity, water and drainage are connected.

Planning

The property is not listed.



Energy Performance Certificate

G Over 150

197

This is how energy efficient the building is.

Lease Terms

The property is offered on a ten year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

Rent

£33,000 exclusive.

Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value	£16,500 (2010 Rating List).
Rates payable	£7,771

VAT

VAT is not chargeable on the rent.

Legal Costs

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

Further Information

For further details and viewing arrangements please contact:

David Waterhouse	david@stapletonwaterhouse.com
Charlie Bethell	charlie@stapletonwaterhouse.com
Telephone	01904 622226