



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.

<i>Gross frontage</i>	16 ft 6
<i>Net frontage</i>	15 ft 8
<i>Shop depth</i>	33 ft
<i>Built depth</i>	55 ft
<i>Ground floor retail</i>	515 sq ft
<i>Lower ground floor retail</i>	150 sq ft
<i>Upper ground floor retail</i>	315 sq ft
<i>Rear Ancillary</i>	150 sq ft
<i>First floor sale</i>	440 sq ft
<i>Total</i>	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.



Services

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

EPC

D 76-100

78

This is how energy efficient the building is.

Rateable Value

We understand that the retail unit is assessed as follows:

Rateable Value £19,250 (2017 Rating List).
Rates payable £9,220

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