

### TO LET **RETAIL UNIT**

## 28 MONTPELLIER PARADE **HARROGATE HG1 2TG**



#### Location

Montpellier 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 and residential apartments.

The property is situated on the northern side of Montpellier Parade, close to its junction with Montpellier Gardens and Royal Parade. Notable occupiers within the vicinity include Tom Howley Kitchens, Tennants Auctioneers, Bettys Café, Toast and Hoxton North.

#### **Description & Accommodation**

The property forms part of a traditional building of stone construction under a pitched slate covered roof with modern glazed frontage.

205 sq ft

Gross frontage	24 ft 3 in
Shop depth	23 ft
Ground floor retail	415 sq ft

**Ground Floor ancillary** 

620 sq ft Total

#### Planning

WC

The property lies within a conservation area and is not listed.

# Stapletonwaterhouse



# 28 MONTPELLIER PARADE HARROGATE HG1 2TG

#### Services

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

#### EPC





This is how energy efficient the building is.

#### Rateable Value

We understand that the retail unit is assessed as follows:

Rateable Value £15,750 (2017 Rating List)

Rates Payable £7,765

#### Terms

£25,000 per annum exclusive paid quarterly in advance on a new 10 year lease on 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**

David Waterhouse Charlie Bethell <u>david@stapletonwaterhouse.com</u> charlie@stapletonwaterhouse.com

Messrs. Stapleton 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; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com