



Location

The premises are located within a specialist retailing area of low Harrogate. In the immediate area are such well-known occupiers as Bettys Café, Slug and Lettuce, Toast, Tenants Auctioneers, Hawick Cashmere, Town House Design, Love Brownies and numerous other quality retailers.

Description

The premises comprise a ground floor shop unit together with basement storage and car parking area.

Shop frontage	15' 1"
Shop depth	57' 10"
Ground floor	730 sq ft
Useable basement	265 sq ft
Low headroom basement	495 sq ft

Kitchen / WC facilities are shared with 30 Montpellier Parade

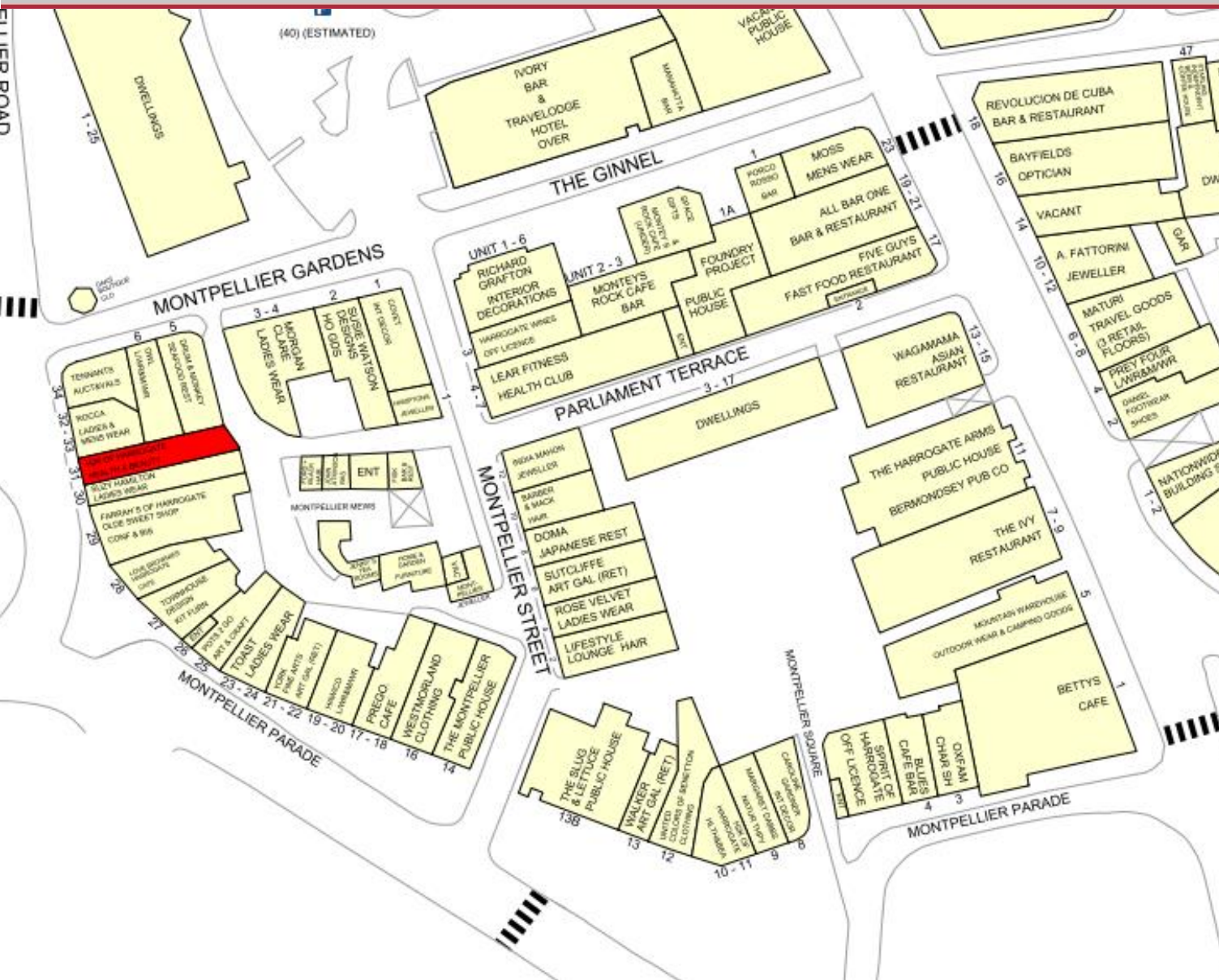
Services included

Mains electricity, gas, heating, water and drainage are connected to the property. Communal area cleaning.

Planning

The property is not listed.

31 MONTELLIER PARADE HARROGATE HG1 2TG



EPC

Awaiting EPC

Lease Terms

Rent £27,500 pa. 5 year lease.

External repairs are landlord's responsibility.

Internal repairs, decoration, shop front and glazing are tenant's responsibility.

Tenant contributes to building insurance premium.

Rates

We are verbally informed by the Rates Department of Harrogate Borough Council that the property is assessed for rating purposes as follows:

Rateable Value: £20,500

Rates Payable: £9,655

VAT

VAT is not chargeable on the rent.

Further Information

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