

**Location**

Property is located within a specialist retailing area of low Harrogate. In the immediate area are such well-known occupiers as Betty's Cafe, Tenants Auctioneers, Hawico Cashmere, Toast, and numerous other quality retailers.

Description

The premise comprises a stone built Victorian building under a pitched slate covered roof.

This premise comprises a ground floor shop and basement.

Accommodation

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

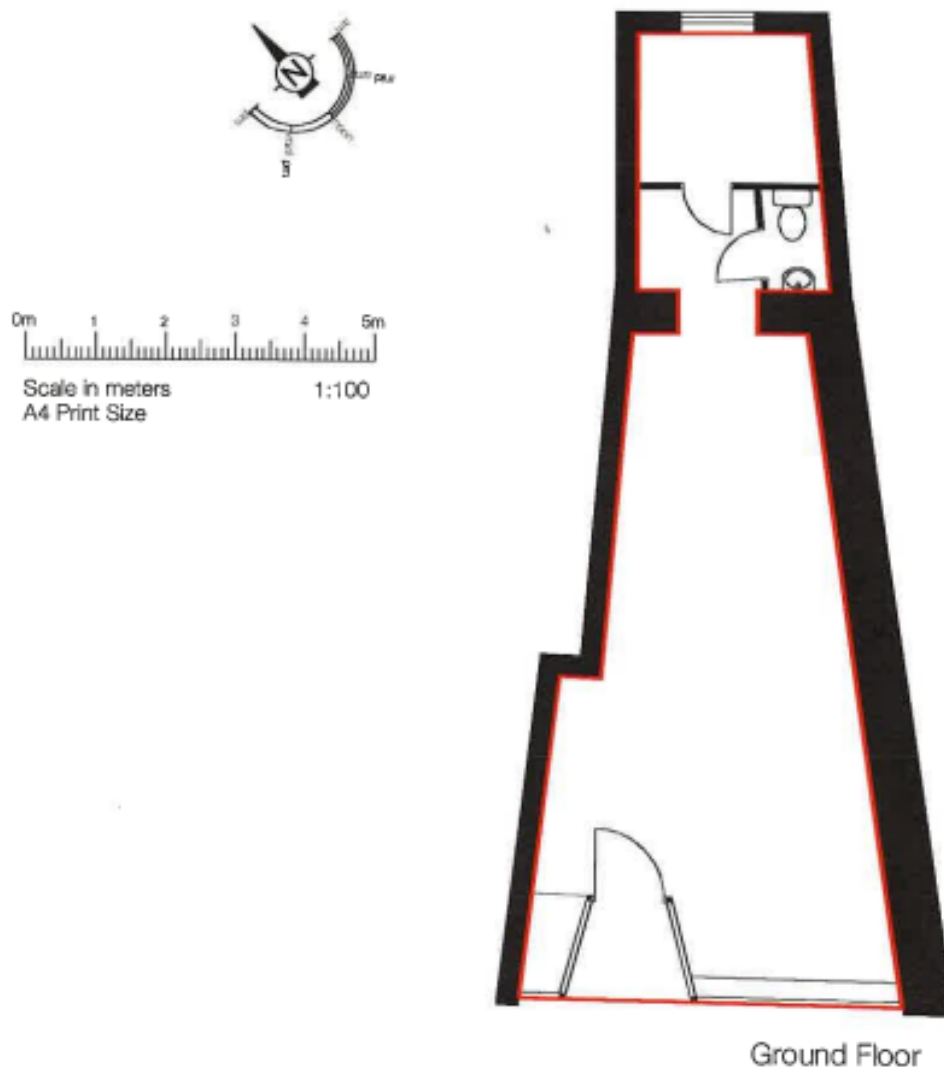
Frontage 17' 10"

Shop Depth 32' 6"

Ground Floor 470 sq ft

Services

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



OS Map extract Crown Copyright
Metric Scale 1 : 1250
Location at Ground Floor Level

Planning

The property is not listed but is located in a conservation area.

EPC

126-150 **F** 131 | **F**

Please note, we have been informed by our EPC consultant that by changing all of the lightbulbs throughout the property we should be able to bring the EPC rating up to an acceptable rating.

Lease Terms

The property is offered on a five year lease term on internal repairing and insuring terms.

Rent

£20,000 per annum exclusive.

Rates

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

Rateable Value: £14,750
Rates Payable: £7,227.50

TO LET RETAIL

**25 MONTELLIER PARADE
HARROGATE
HG1 2TG**



VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

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