



**Location**

Property is situated on the eastern side of West Park, facing the Stray, some five minutes' walk south of Harrogate town centre.

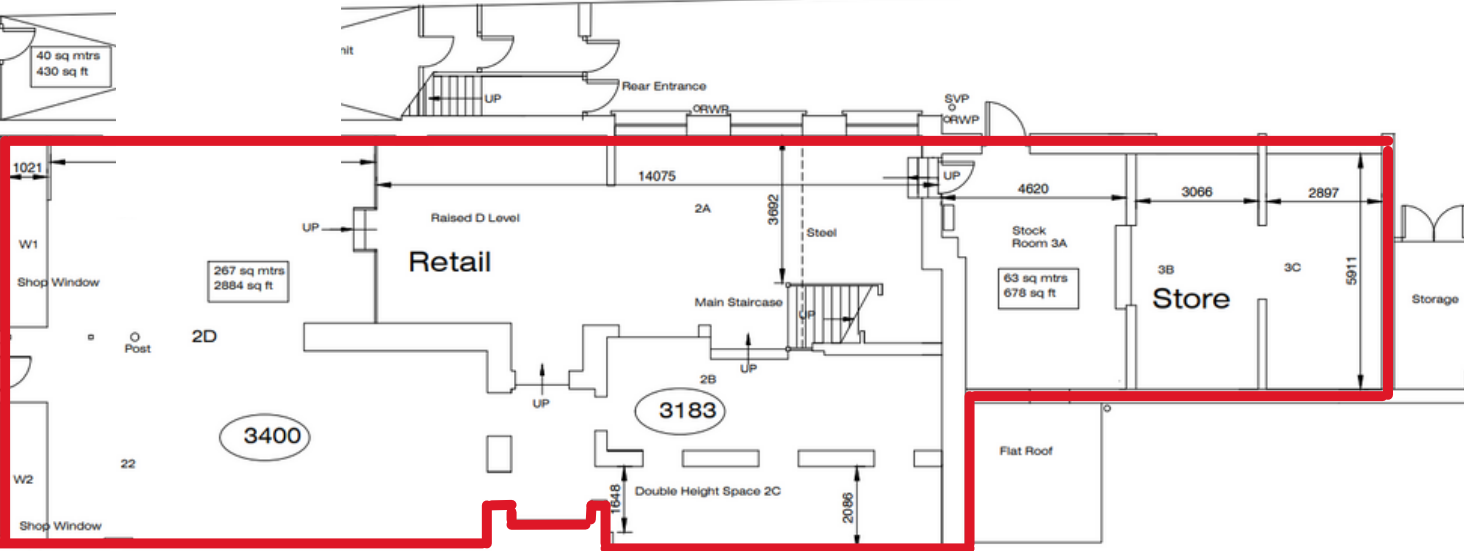
Occupiers in the immediate area form a mix of retail, licensed premises and high end residential.

The property is adjacent to Weetons and other occupiers in the immediate area include Arlo Jacob, Mode In Pelle, Oka, Cotswold and Cook.

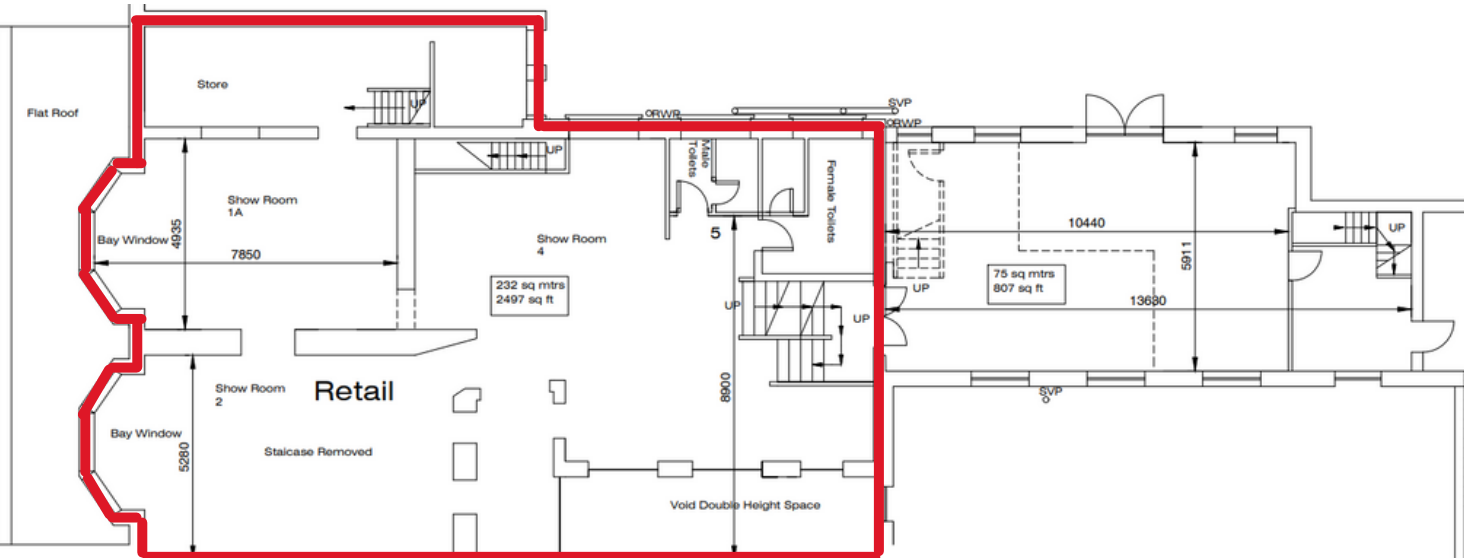
**Description**

This property comprises a double fronted retail building principally constructed of stone (now painted) and under a pitched slate covered roof.

The property has accommodation over three floors.



Ground Floor



First Floor

### Accommodation

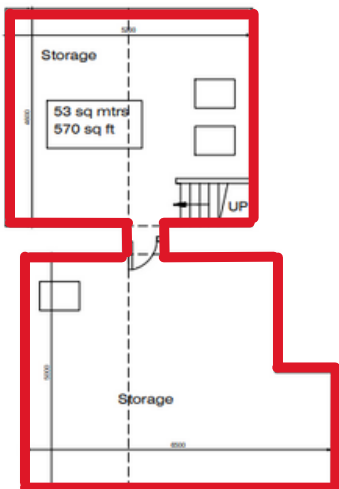
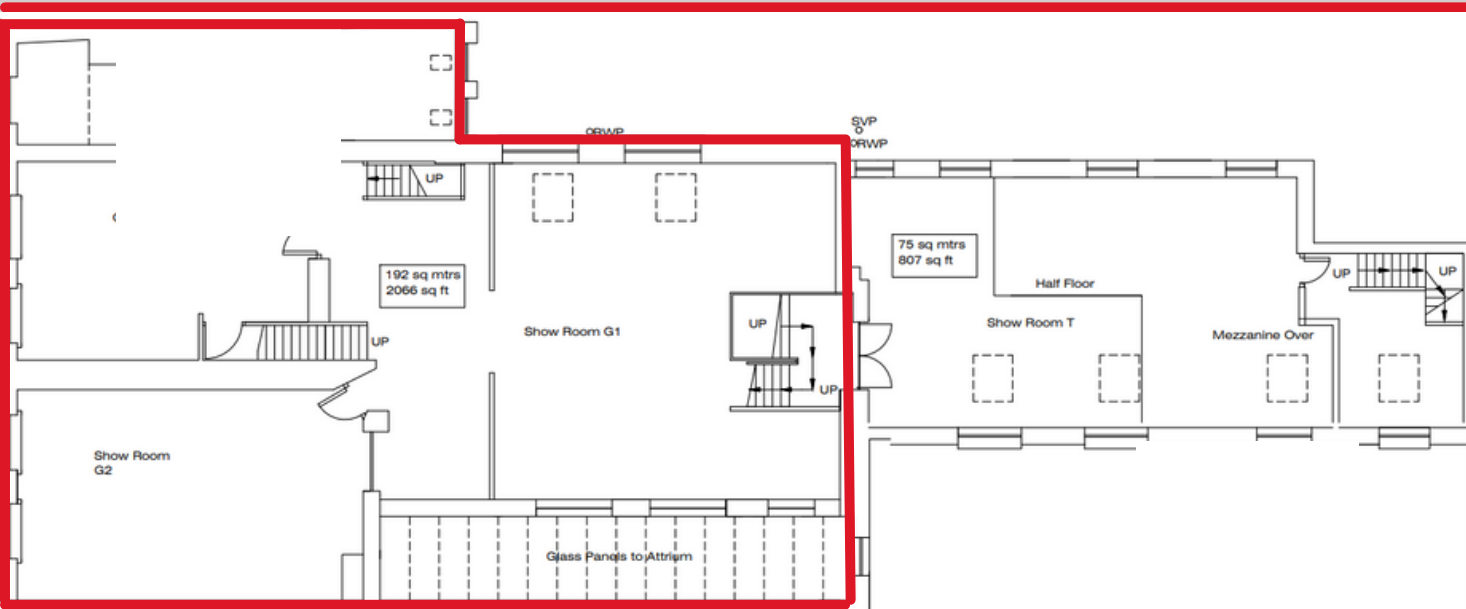
The unit provides the following approximate dimensions and net floor areas:

<i>Shop front</i>		32'
<i>Shop depth</i>		52'6"
<i>Ground Floor</i>	<i>sales</i>	2,885 sq ft
	<i>ancillary</i>	680 sq ft
<i>First Floor</i>	<i>sales</i>	2,500 sq ft
<i>Second Floor</i>	<i>ancillary</i>	2,065 sq ft
<i>Third Floor</i>	<i>ancillary</i>	570 sq ft
<b><i>Total</i></b>		<b>8,700 sq ft</b>

Note: Consideration to letting ground floor only will be considered. Rent on application.

### Services

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



Roof Area

### Planning

The property is not listed but it is situated within a conservation area.

The ground floor retail is designated as E, under the new Use Classes Order (2020) with residential use above.

Under use class E the following will be permitted: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

### EPC

To be commissioned.

### Lease Terms

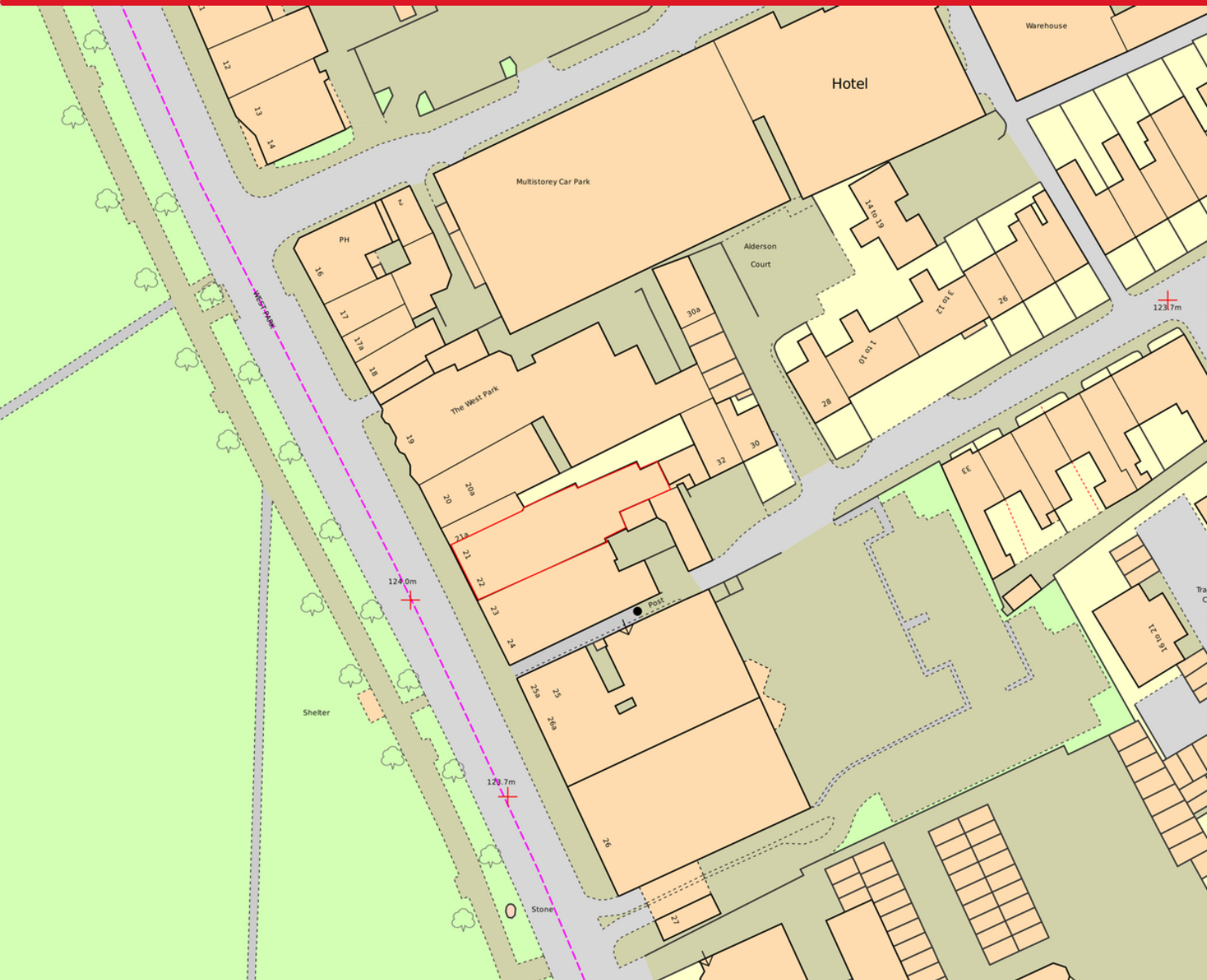
The property is offered on a ten year lease term on full repairing and insuring terms, subject to a upward only rent review at the end of the fifth year of the term.

### Rent

£90,000 per annum exclusive.

# TO LET RETAIL

## 21-22 WEST PARK HARROGATE HG1 1BJ



### Rates

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

*Rateable Value:* £63,000

*Rates Payable:* £30,870

(2017 valuation).

### VAT

All costs exclusive of VAT.

### Legal Costs

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

### Further Information

David Waterhouse

david@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 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.

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