

3 ROYAL PARADE, HARROGATE, HG1 2SZ

RETAIL SHOP TO LET



STAPLETON WATERHOUSE

Location

The property 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 western side of Royal Parade. Notable occupiers within the vicinity include Tom Howley Kitchens, Betty's Cafe, Hoxton North and Toast.

Description

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

Accommodation

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

Ground Floor	1,185 sq ft
Net Frontage	22' 6"
Shop Depth	53' 10"

01904 622226

www.stapletonwaterhouse.com

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Services

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

Planning

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

Designated as E, under the new Use Classes Order (2020).

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

EPC



Lease Terms

5 year lease. The tenant is responsible for internal repairs including rear door, shop front and all glazing. The landlord is responsible for external repairs.

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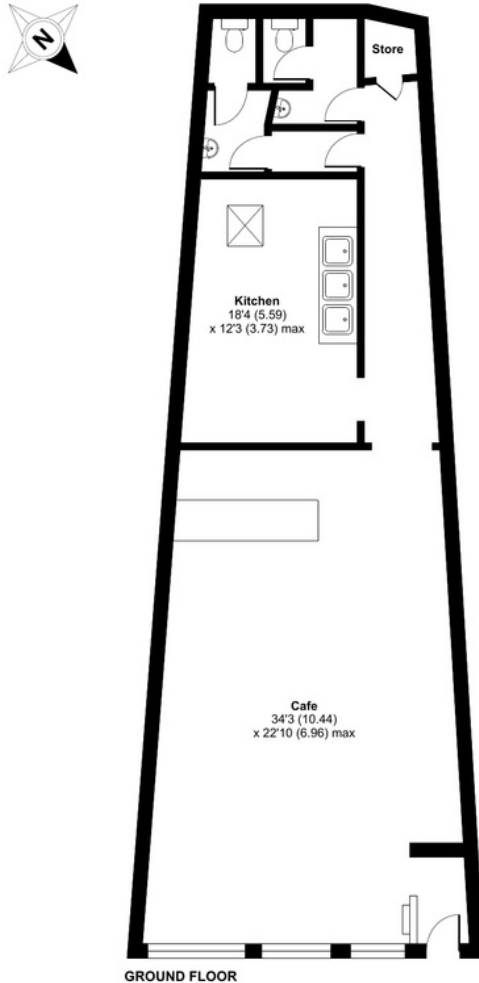
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Approximate Area = 1185 sq ft / 110 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.

Rent

£25,000 per annum plus VAT

Rates

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

Rateable Value: £22,250 (£23,750 as of 1 April 2023)

Rates Payable: £10,902.50 (£11,637.50 as of 1 April 2023)

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

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