

2 ROYAL PARADE, HARROGATE, HG1 2SZ

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

Situated on the ground floor of a five storey Victorian stone-faced building under a pitched, slate covered roof.

Accommodation

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

Shop Width	18 ft 4 in
Shop Depth	47 ft 7 in
Ground Floor Sales	635 sq ft
Ancillary	385 sq ft
Total	1,020 sq ft

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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



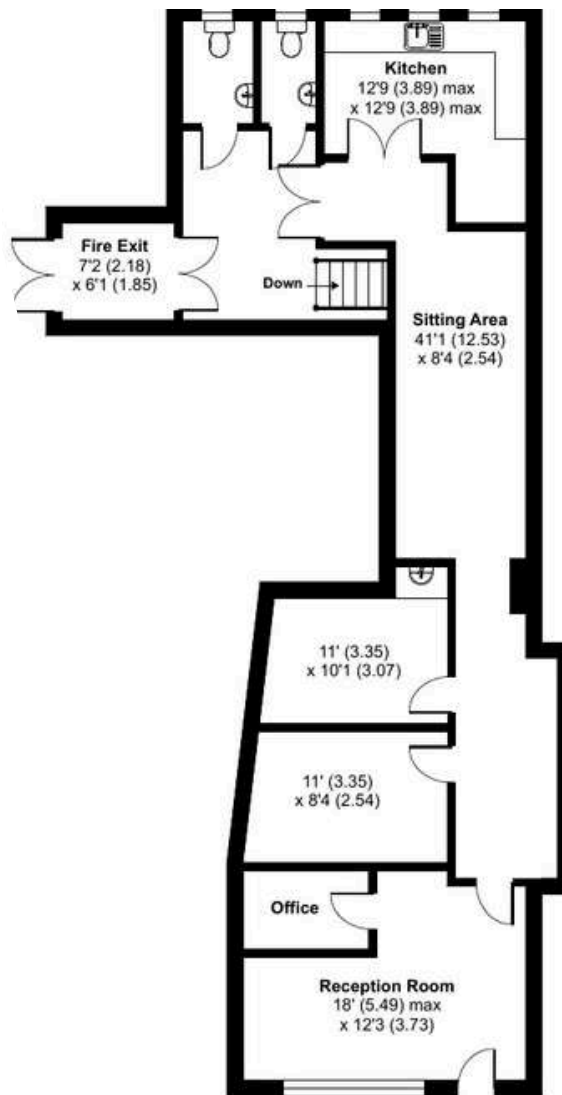
Lease Terms

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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Rent

£25,000 per annum plus VAT

Rates

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

Rateable Value: £18,750
Rates Payable: £9,187.50

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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