

PRIME SHOP TO LET

26 OXFORD STREET HARROGATE HG1 1PU

LOCATION

The spa town of Harrogate has a residential population of approximately 73,000 persons with an extremely affluent catchment area. It is estimated 65% of the population within a 10km radius are category A and B (Experian).

The town is 18 miles north of Leeds, 19 miles west of York and 12 miles south of Ripon.

SITUATION

The shop has a prominent retail position on Oxford Street adjacent to Ladbrokes and close to Debenhams with other nearby national retailers including McDonalds, Superdrug and Tesco Express.

The shop is indicated on the attached plan.

DESCRIPTION

The property provides ground floor sales with basement staff and storage.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	22'6"	6.85m
Internal Width	20'8"	6.29m
Shop Depth	112'0"	34.14m
GF Sales	1,866 sq.ft.	173.35 sq.m
GF Stores	137 sq.ft.	12.72 sq.m
Basement*	700 sq.ft.	65.04 sq.m

*area to be confirmed

LEASE

The shop is available on a new full repairing and insuring lease for a term of years to be agreed, subject to review.



RENTAL

We are seeking offers in the region of **£55,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£52,000
Rates Payable	£24,908 (approx)

We recommend all interested parties make their own enquiries with Harrogate Borough Council.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D(86). A copy of the EPC is available on request.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

or

Colliers International

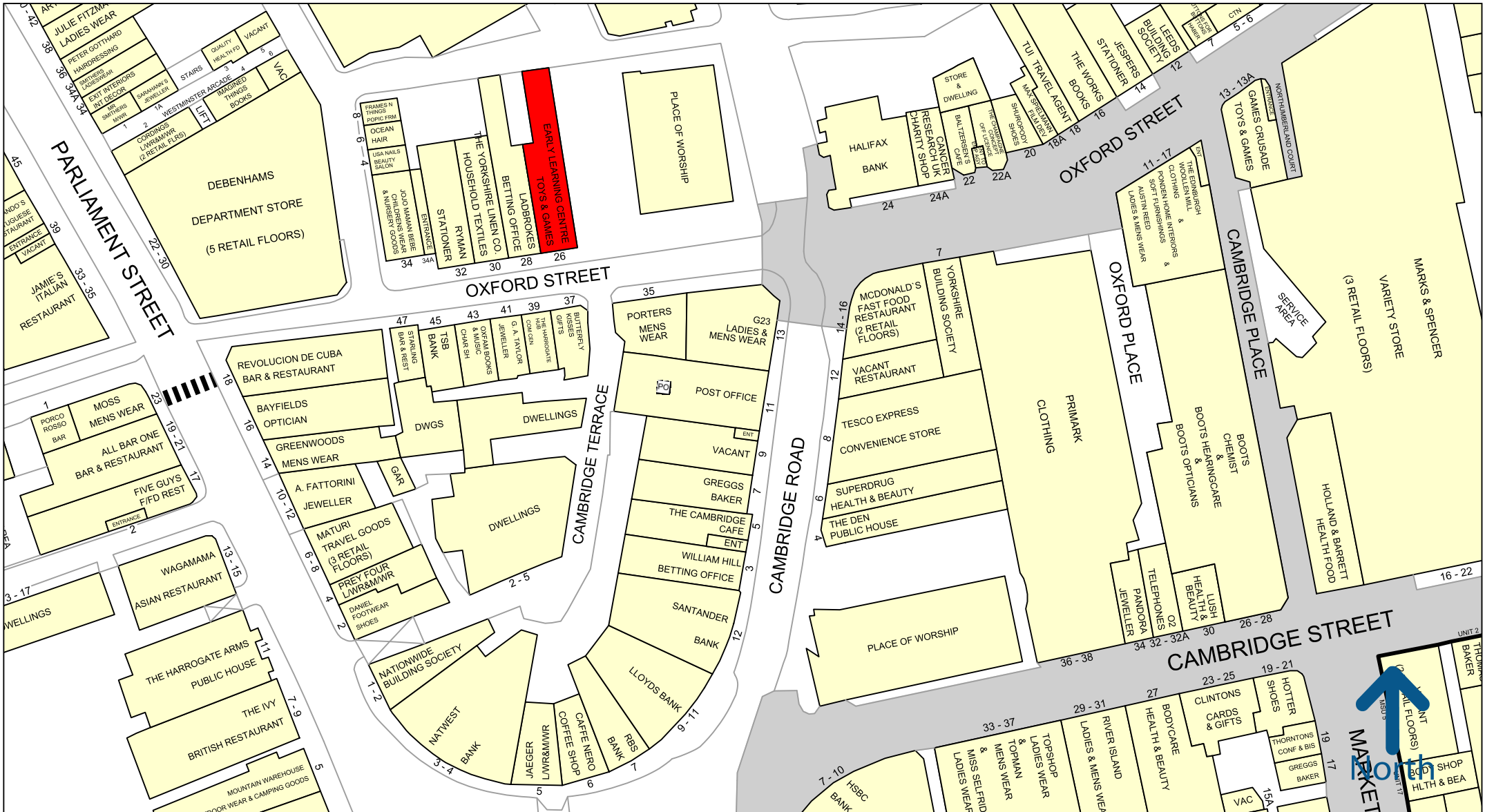
Tel: 0113 200 1802
Ref: Callum Robinson
Email: callum.robinson@colliers.com

SUBJECT TO CONTRACT

Details prepared: 18th July 2018

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



50 metres

Experian Goad Plan Created: 13/07/2018
Created By: Brackenridge Hanson Tate



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