

PRIME SHOP TO LET



36 JAMES STREET, HARROGATE, HG1 1RF

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 property occupies a prime trading location on James Street adjoining Ernest Jones and Mint Velvet, with other multiple retailers in the close vicinity including Hoopers Department Store, Jack Wills, Monsoon, Joules, Hobbs and Jigsaw.

The shop is indicated on the attached street traders plan.

DESCRIPTION

A well configured character shop with good staff and storage facilities.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.62m	21'9"
Internal Width	5.72m	18'9"
Built Depth	26.60m	85'10"
GF Sales	131.92 sq.m	1,420 sq.ft
FF Staff/Storage	52.95 sq.m	570 sq.ft
SF Ancillary	50.35 sq.m	542 sq.ft
Basement Storage	73.39 sq.m	790 sq.ft

LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Tel: 0113 244 9020 / www.bht.uk.com

RENTAL

We are seeking offers in the region of **£85,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £96,000
Rates Payable £48,384 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as having a rating of D86.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

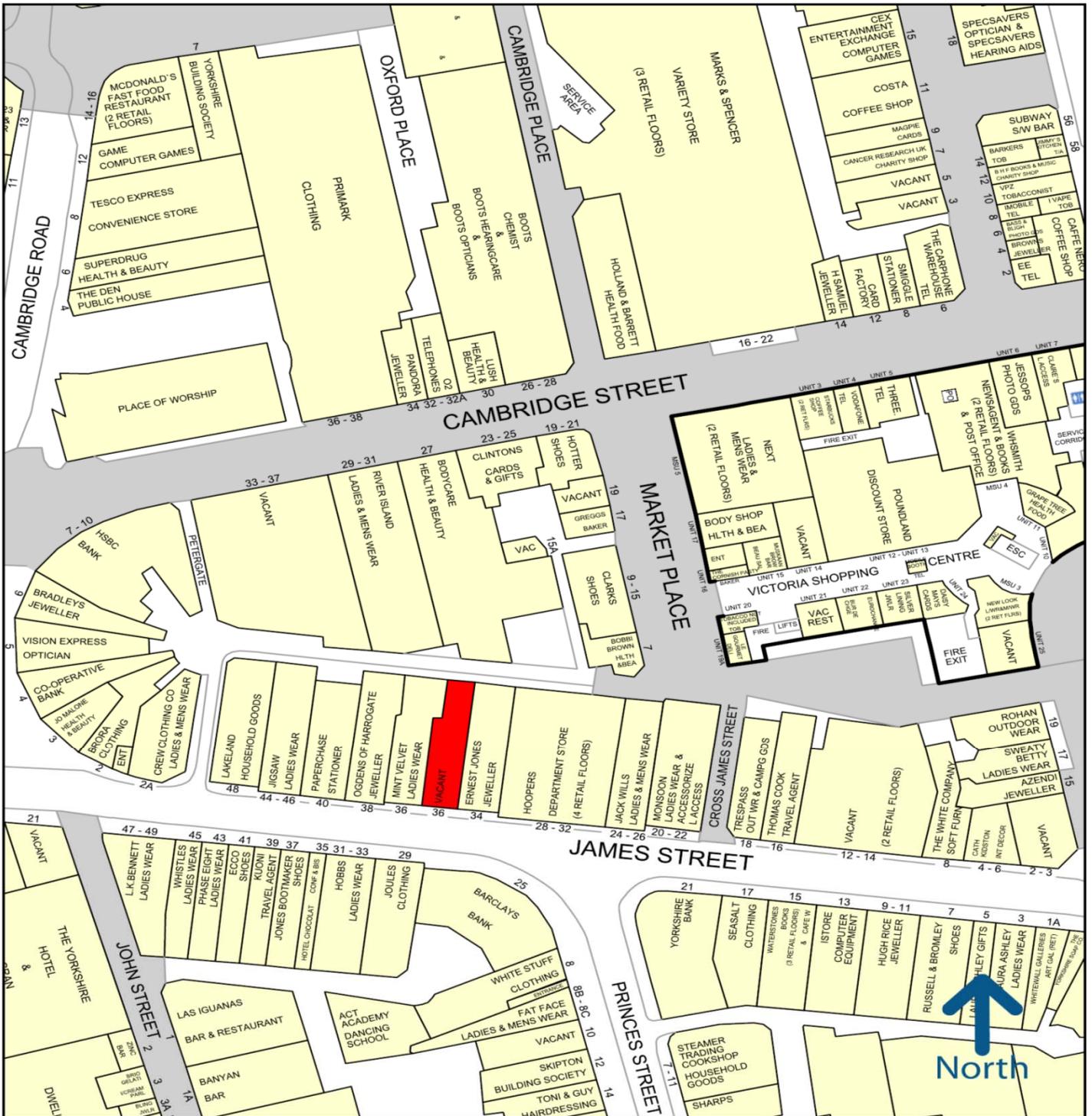
FURTHER INFORMATION/VIEWING

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Subject to Contract
Feb 2020



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.