

TO LET PROMINENT SHOP WITH OFFICE CONSENT



6a ALBERT STREET, HARROGATE, HG1 1JG

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 prominent location in the centre of this spa town, with other occupiers in the close vicinity including William H Brown, Beadnall Copley, Pizza Express, Prezzo and The Steamer Trading Company.

The unit is indicated on the attached goad plan.

DESCRIPTION

The premises are arranged over ground and first floor levels with well-presented showroom to the ground floor and offices to the first floor incorporating air conditioning.

There is a wc at ground floor level and the property benefits from 1 car parking space.

The property is suitable for a variety of retail and office uses.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.33m	17'6"
Internal Width	4.49m	14'9"
Shop Depth	9.22m	30'3"
GF Sales	42.27 sq.m	455 sq.ft
Kitchen/Store	4.55 sq.m	49 sq.ft
FF Private Offices x 3	30.75 sq.m	331 sq.ft
FF Store	4.09 sq.m	44 sq.ft

LEASE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease which expires on 2 June 2023.

RENTAL

The passing rent is **£23,000 per annum exclusive**.

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

RATES

We understand the property is assessed as follows:-

Rateable Value £20,000
Rates Payable £ 9,860 (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 falling within Band E (115). A copy of the EPC is available on request.

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

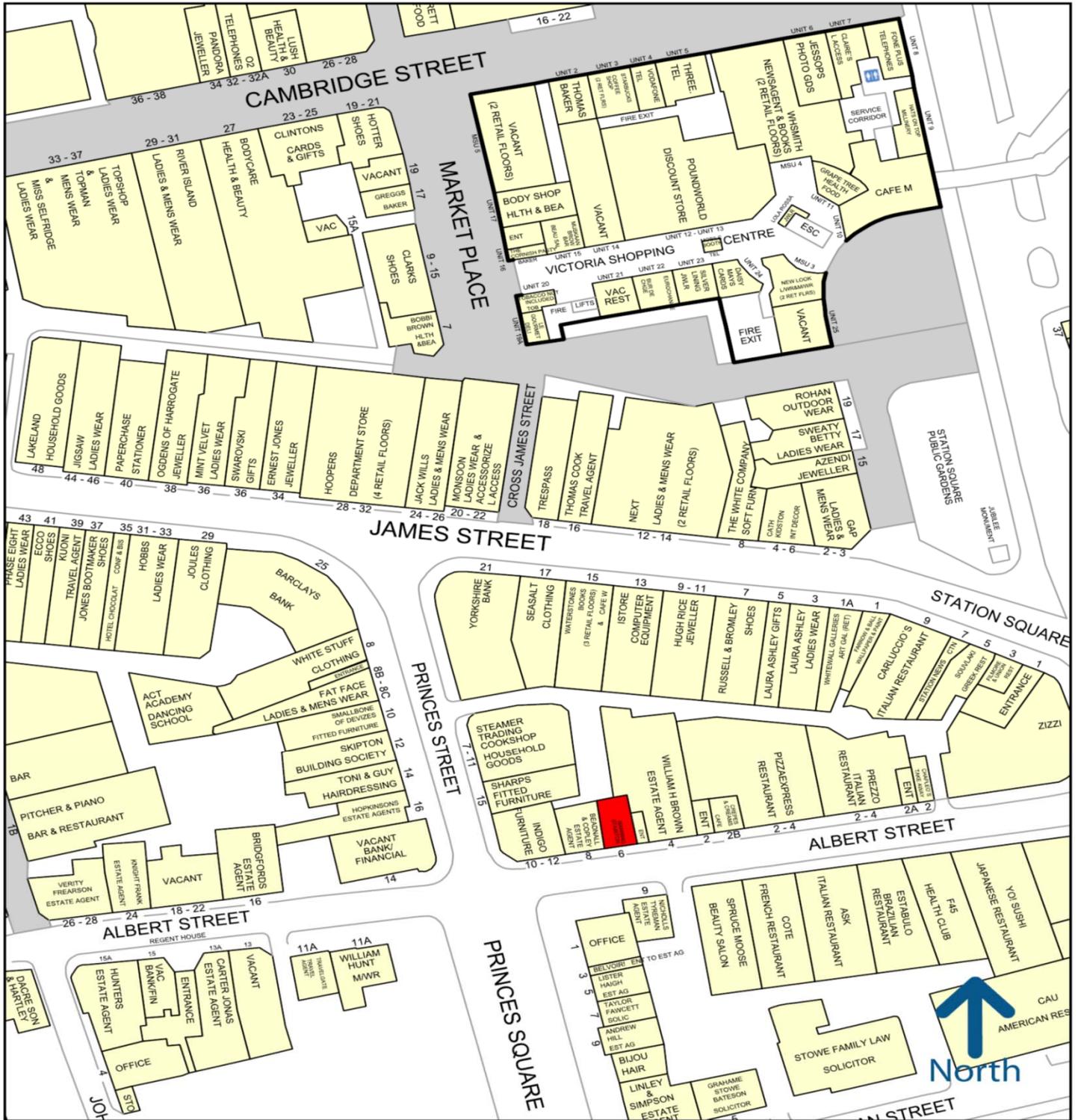
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Subject to Contract
Feb 2019



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 any way 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 opinion 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.