

PRIME SHOP TO LET



19-21 CAMBRIDGE STREET, HARROGATE, HG1 1RW

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 at 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 pedestrianised Cambridge Street adjoining Hotter Shoes and Bodycare, opposite Boots and close to M&S, Next, Clarks and Greggs.

The shop is indicated on the attached street traders plan.

DESCRIPTION

Ground floor sales with excellent frontage to Cambridge Street with upper floor ancillary accommodation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	14.00m	45'10"
Shop Depth	9.00m	29'6"
GF Sales	110.07 sq.m	1,185 sq.ft
GF Ancillary	6.67 sq.m	72 sq.ft
FF Storage/Staff	116.13 sq.m	1,250 sq.ft
SF Ancillary	59.46 sq.m	640 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.

RENTAL

We are seeking offers in the region of **£110,000 per annum exclusive**

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

RATES

We understand the property is assessed as follows:-

Rateable Value £94,500
Rates Payable £47,628 (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

Awaiting assessment.

LEGAL COSTS

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

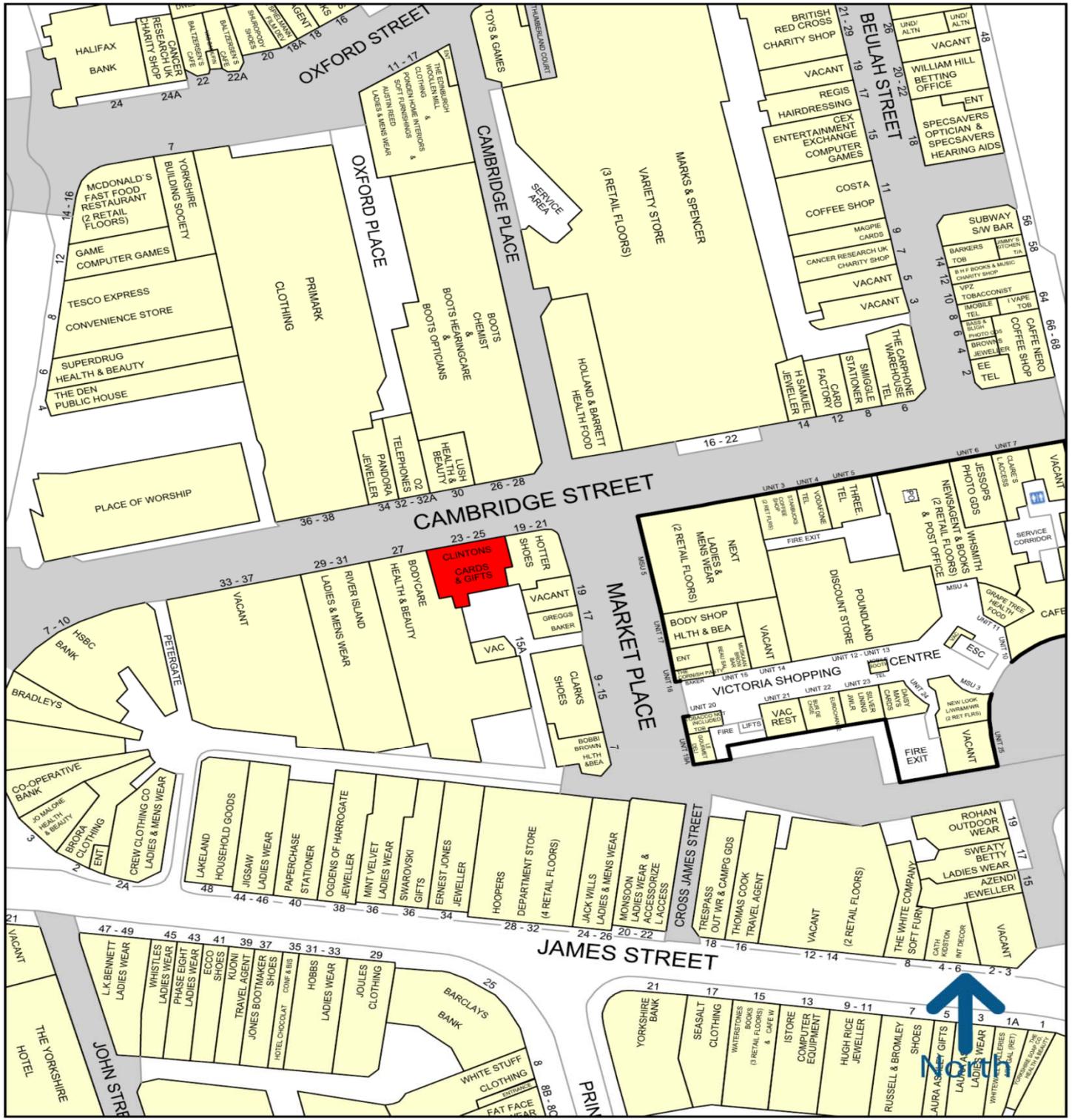
VAT

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

FURTHER INFORMATION/VIEWING

Robin Hanson
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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 Brackentridge 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 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.