

# HARROGATE

## UNIT 2, REGENT HOUSE 13/15 ALBERT STREET

### FULLY FITTED UNIT TO LET ON NEW LEASE

### WITH A1/A2 CONSENT

#### LOCATION

Harrogate's wealthy and growing catchment of c.150,000 is significantly boosted by over 3m tourists and conference delegates each year. Top retailers represented include **Kurt Geiger, Betty's, LK Bennett, The White Shop, Fat Face, Cath Kidston, Hobbs** and **Jack Wills**.

The property is close to **Everyman Cinema, Cote Brasserie, Yo Sushi, Pizza Express** and **ASK**. Retailers close by include **Indigo Interiors, Farrow & Ball, Sharps Bedrooms** and Estate Agents such as **Carter Jonas** and **Knight Frank**.

The property is also close to pedestrianised John Street where occupiers include **Independent Retailers, Pitcher & Piano, Las Iguanas** and **Banyan**.

#### ACCOMMODATION

The property provides the following approximate dimensions and net floor areas:-

Gross Frontage	14'10"	4.52 m
Splay Frontage	7'7"	2.31 m
Internal Width	19'06"	5.94 m
Depth	37'11"	11.55 m
Ground Floor Sales/Office	681 sq ft	63.26 sq m

Car-parking spaces available by separate agreement.

#### LEASE

The property is available by way of a new effectively FRI lease for a term to be agreed.

#### RENT

Offers in the region of £ 27,500 p.a.x are invited.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (108).  
A copy of the EPC is available for inspection if required.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 18,250.00
UBR (2018/2019)	49.3p
Rates Payable (2018/2019)	£ 8,997.25

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### COSTS

Each party to bear their own costs incurred in this transaction.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan :-

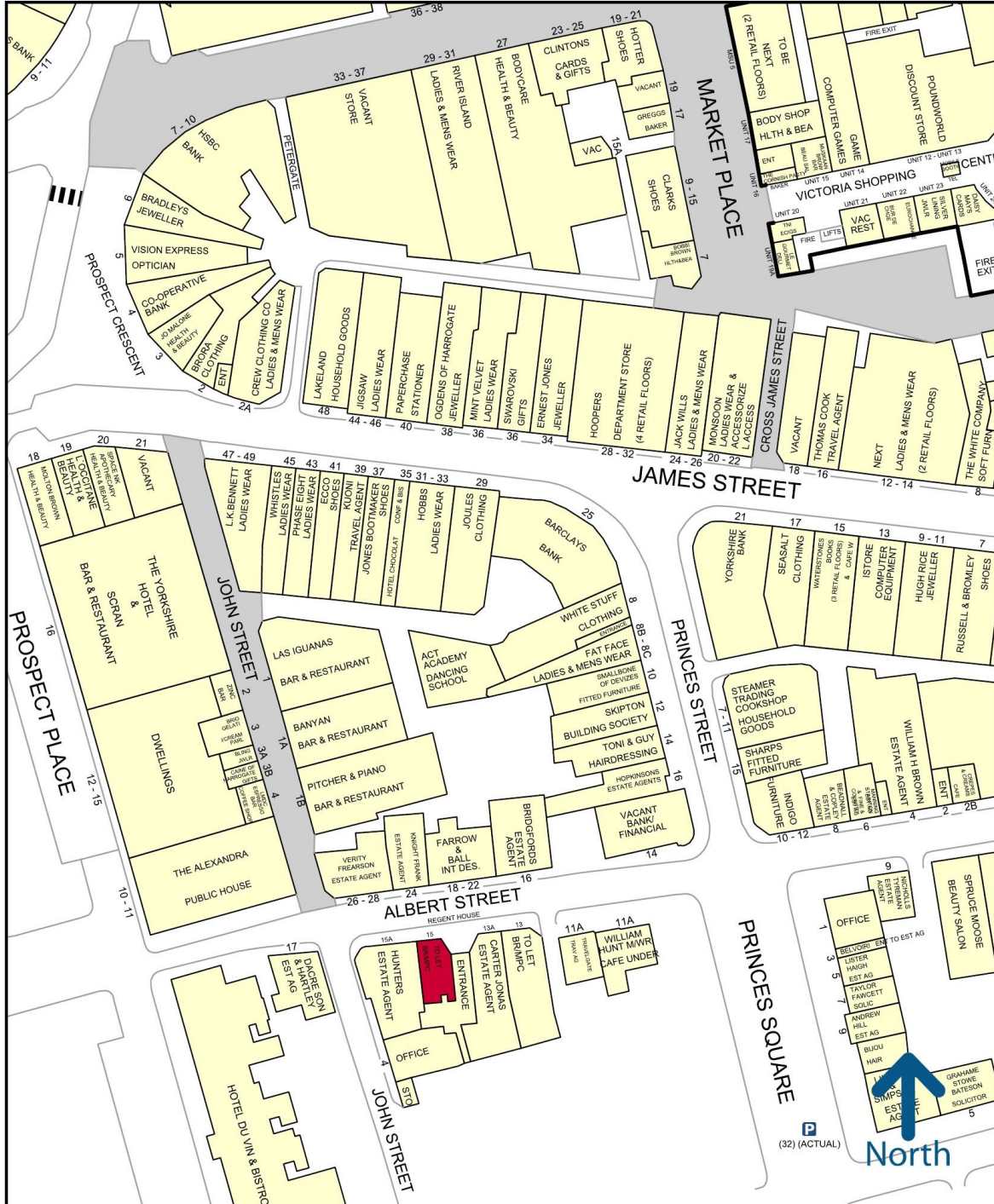
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Or our joint agents :-

Or our joint agents Montpellier Property Consultants  
Peter Rawnsley (Tel: 01423 547313)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



Experian Goad Plan Created: 27/06/2018  
Created By: Brassington Rowan



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