

HARROGATE

UNIT 13, REGENT HOUSE 13/15 ALBERT STREET

A1 RETAIL UNIT TO LET ON NEW LEASE



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	18'04"	5.59 m
Splay Frontage	5'10"	1.78 m
Internal Width (max)	25'05"	7.75 m
Depth	73'00"	22.25 m
Ground Floor Sales/Office	1,747 sq ft	162.30 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 £ 40,000 p.a.x are invited.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (196). A copy of the EPC is available for inspection if required.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 29,750.00
UBR (2018/2019)	49.3p
Rates Payable (2018/2019)	£ 14,237.61

For further details visit 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

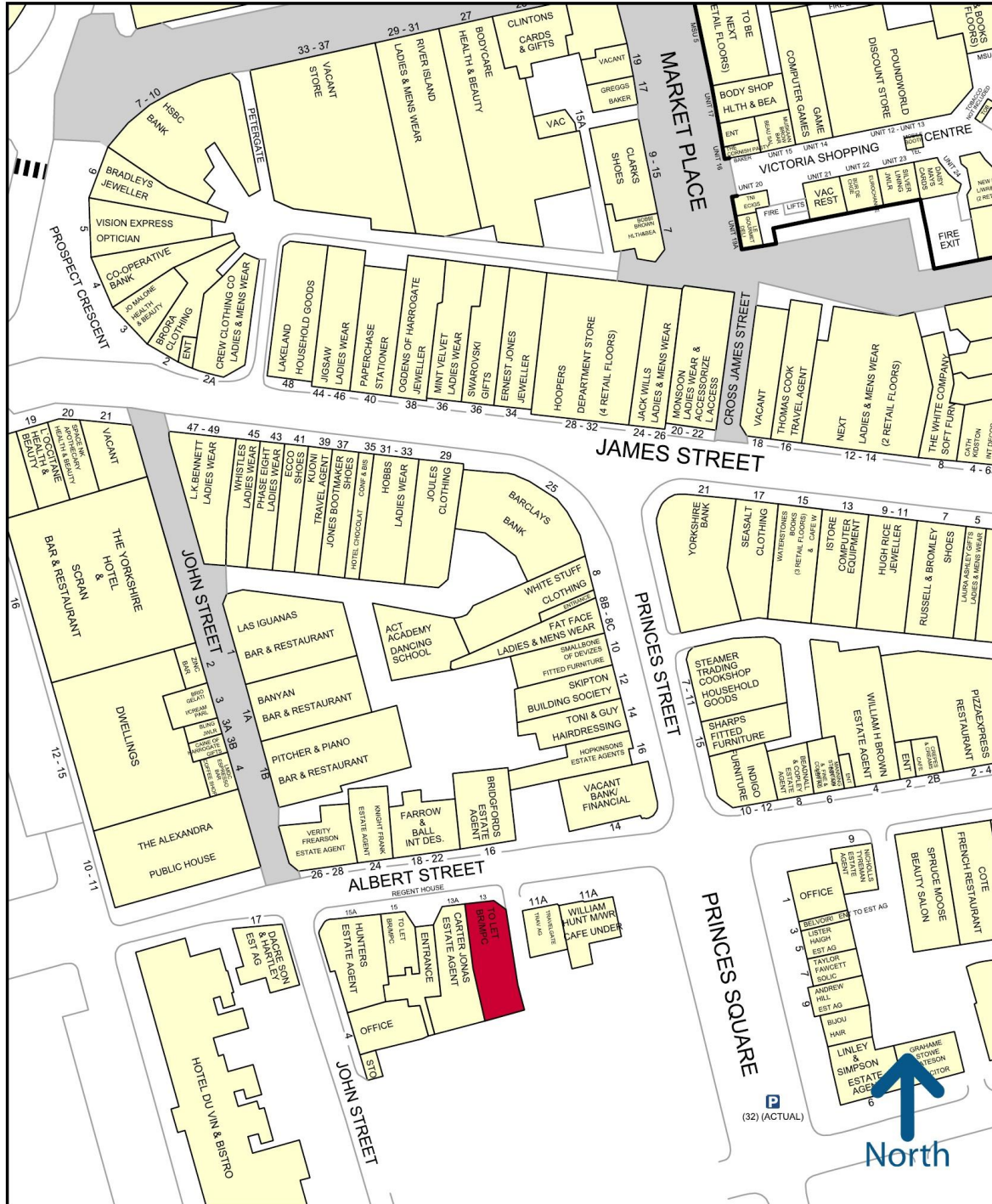
Please direct all enquiries to Brassington Rowan :-

John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

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

SUBJECT TO CONTRACT



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



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