

HARROGATE

44 PARLIAMENT STREET

SHOP/RESTAURANT WITH POTENTIAL FOR C.110 COVERS

LOCATION

Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the **Harrogate International Centre**, patrons of the **Royal Baths** and the **Royal Hall** plus other visitors attracted by diverse, stylish retailers including **Hoopers, Whistles, Mint Velvet, i-Store, Farrow & Ball, Kurt Geiger and LK Bennett.**

Fattorinis Jewellers and a number of boutiques including **Julia Fitzmaurice, Bijouled, Bee Bridal** and **Daniel Footwear** are all situated on Parliament Street.

In addition, the subject property lies adjacent to **Piccolino Restaurant** with **Betty's Tea Room, The Ivy** and **The Orchid** close by.

ACCOMMODATION

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

Gross Frontage	22'06"	6.86 m
Internal Width	21'09"	6.63 m
Depth	98'11"	30.15 m
Ground Sales/Restaurant	1,867 sq ft	173.45 sq m
First Floor Sales/Seating	759 sq ft	70.51 sq m
Second Floor Ancillary	533 sq ft	49.52 sq m
Third Floor		Attic

LEASE

FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.

RENT

Offers in the region of £52,500 per annum exclusive of rates.



RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£31,750.00
UBR (2024/2025)	49.1p
Rates Payable (2024/2025)	£15,589.25
Estimated Payable with Retail Relief	£ 3,897.31

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Harrogate Borough Council Business Rates Department (tel: 01423 500600). The Rates Payable may be subject to other reliefs.

COSTS

Each party will be responsible for 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.

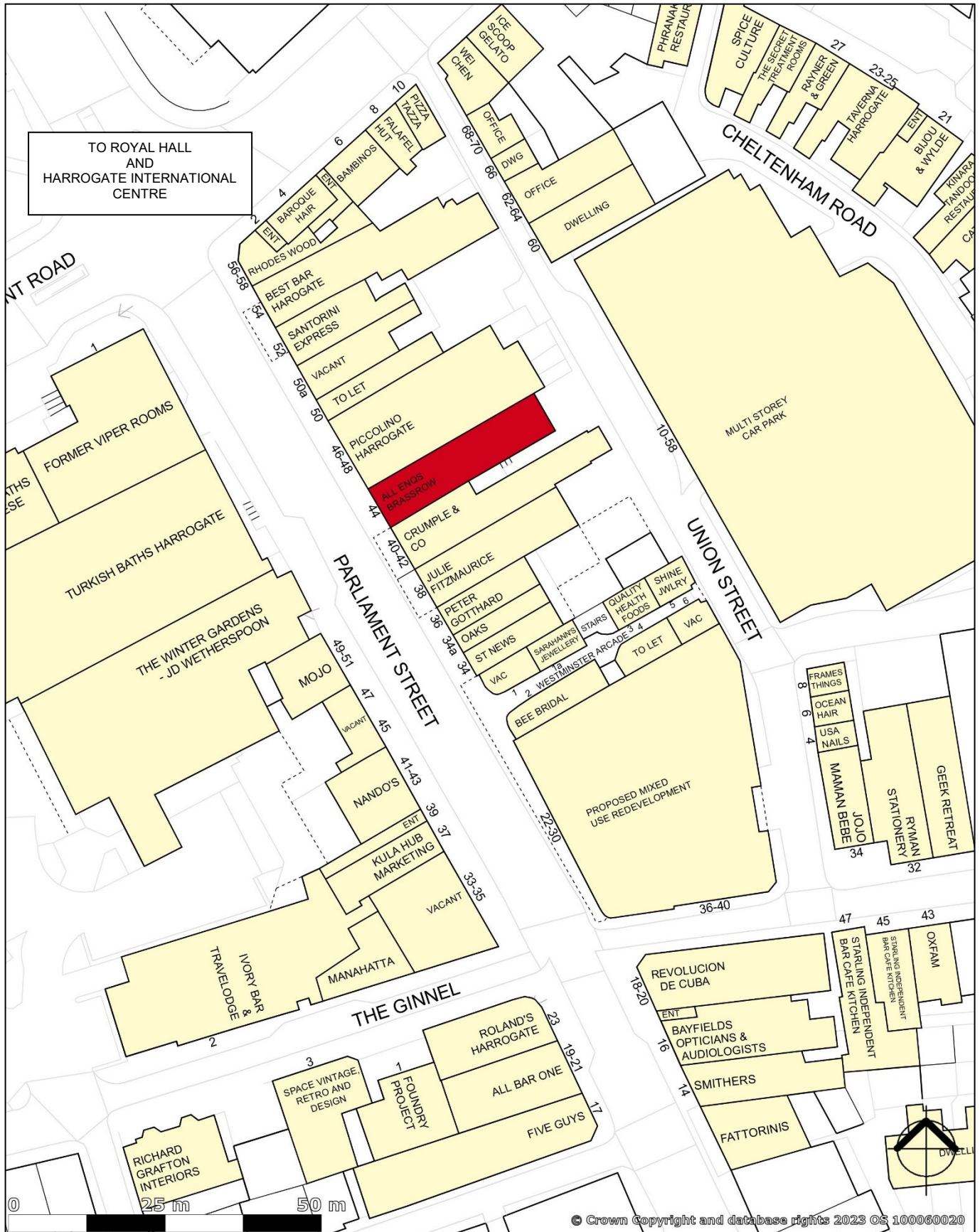
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole agents:-

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SUBJECT TO CONTRACT



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