

HARROGATE

44 PARLIAMENT STREET

A1 SHOP WITH A3 CONSENT (POTENTIAL FOR C.110 COVERS)

LOCATION

Harrogate's catchment of c.150,000 is significantly boosted by the 350,000 delegates per annum who attend the Harrogate International Centre and other visitors, attracting diverse, stylish retailers including **Whistles, Mint Velvet, i-Store, Swarovski (new), Kurt Geiger and LK Bennett.**

Betty's Tea Room, Debenhams, Sofa Workshop (new) and a number of top boutiques including **Julia Fitzmaurice, Bijouled** and **Daniel Footwear** are all situated on Parliament Street.

In addition, the subject property lies adjacent to **Restaurant Bar & Grill** with **The Chinese Buffet, Wagamama** and **The Orchid** close by.

4 new flagship restaurants including **Jamie's Italian** are under construction diagonally opposite.

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
Car Parking		Potential 3 spaces

LEASE

10 / 15 year FRI lease subject to upward only rent reviews every 5 years.



RENT

£ 62,500 p.a. exclusive of rates and service charge.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 49,500
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 23,859

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 transitional relief.

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.

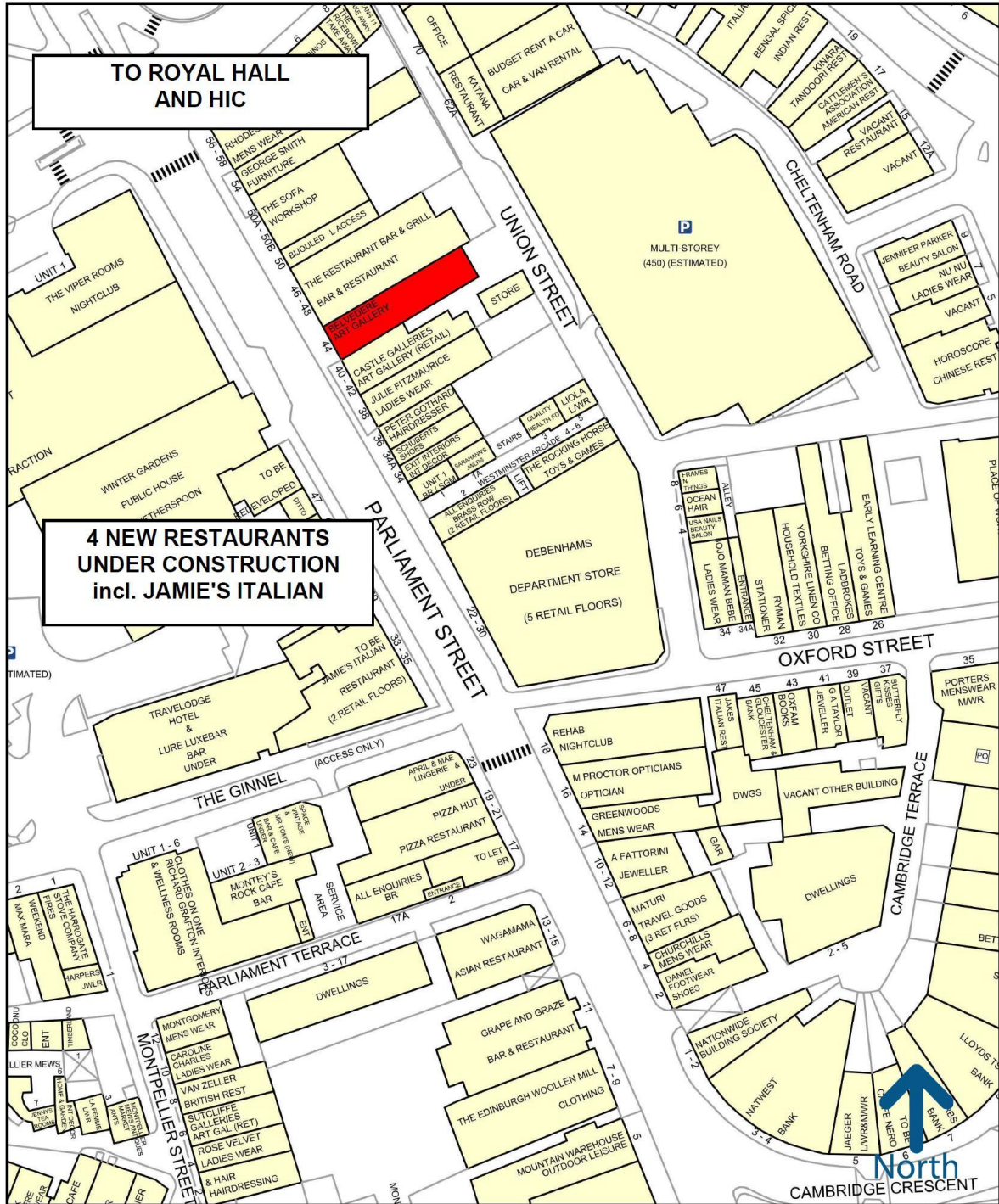
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole agents:-

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

Alex Mayor D: 0113 383 3757
E: alex.mayor@brassrow.co.uk

SUBJECT TO CONTRACT



Experian Goad Plan Created: 19/02/2014
Created By: Brassington Rowan

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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