

4 Parliament Street, Harrogate, HG1 2QZ



To Let – Prime Retail Unit (Approx 858 SQ.FT)

- Prime Retail Pitch
- Guide Rental: £35,000 per annum
- Surrounding Occupiers:

Bettys
EST. 1919



wagamama

THE IVY
HARROGATE



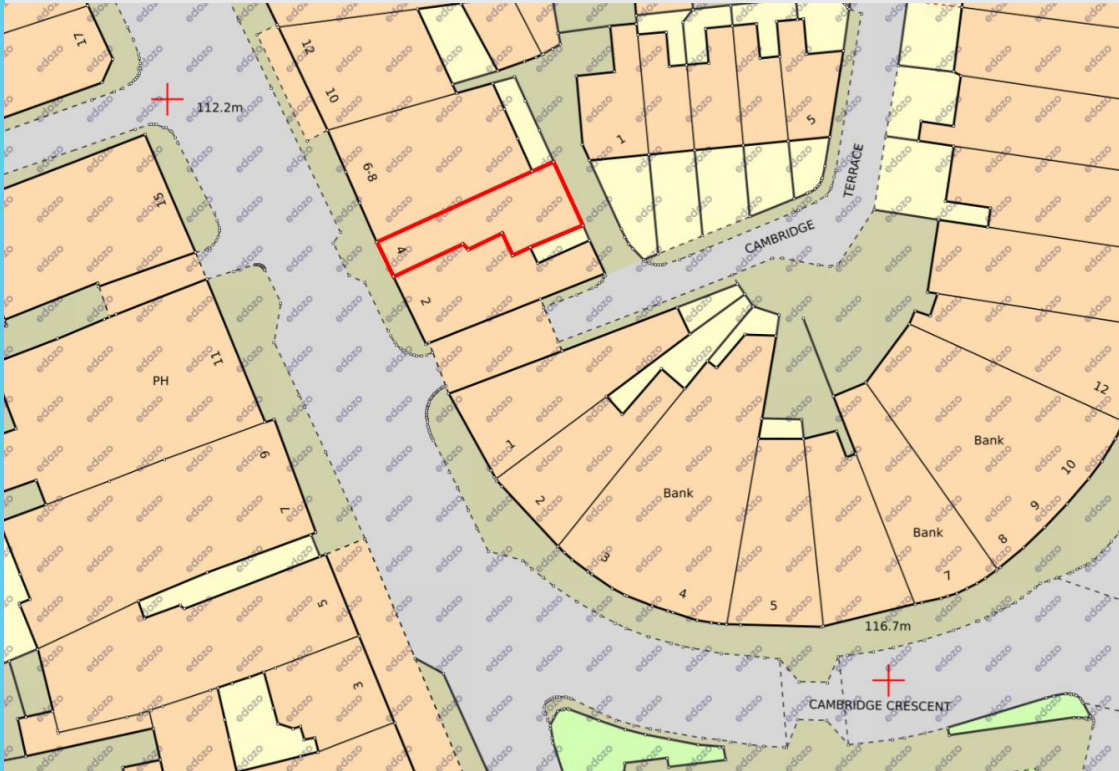
malcolm
stuart
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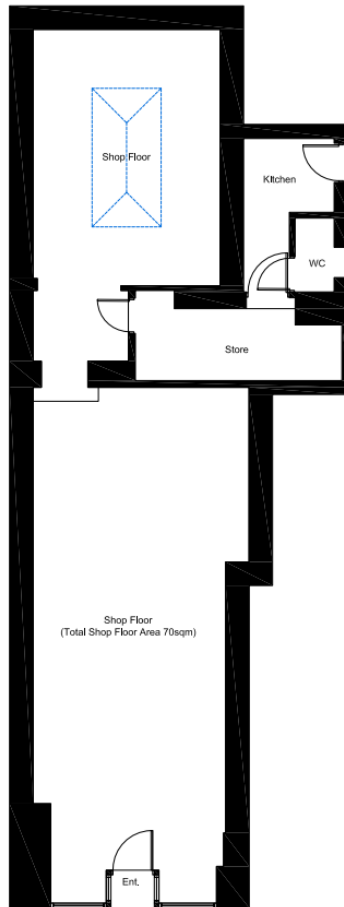
The unit offers good open plan retail sales to the front, with further sales floor space to the rear together with storage, WC and kitchen facilities. The unit would suit a variety of users to include retailers, professional offices, hair salon, health and beauty salon as well as a host of other (STP).

The unit is situated at the top end of Parliament Street, a prime retail, leisure and hospitality destination within the spa town of Harrogate, North Yorkshire.

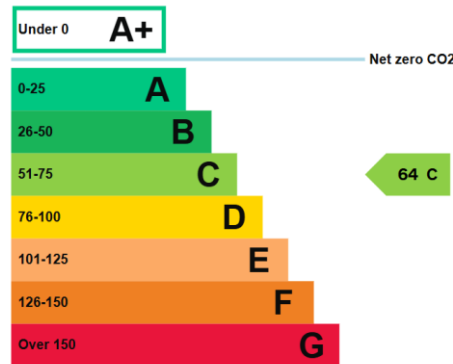
There are a host of National operators in situ in the parades close to the unit as well as the extremely popular Bettys Tea Room located opposite. Bettys on its own provides incredible footfall and exposure in this location with daily queues forming down the street.



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GROUND FLOOR PLAN
Scale 1:50@A1



BUSINESS RATES - 2023 LIST

Shop & Premises £16,750

Uniform Business Rate for 2024/25 is 0.499 giving rates payable of approximately £8,358 prior to any Retail, Hospitality and Leisure relief.

PLANNING

We understand that the property currently benefits from E – Commercial, Business & Service consent under The Town & Country Planning (Use Classes) Order 1987 (as amended). The property may be suitable for alternative uses STP

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £35,000 per annum Exc.

VIEWING

Sole letting agents (appointment only)

Malcolm Stuart Property Consultants

01937 530853

james@malcolm-stuart.com

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared October 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.