

SELF CONTAINED GROUND FLOOR RETAIL PREMISES

29.19 SQM (314 SQFT)



**41 CHELTENHAM CRESCENT
HARROGATE
HG1 1DH**

- QUALITY RETAIL PARADE
- OPPOSITE HIC CONFERENCE CENTRE
- SELF CONTAINED GROUND FLOOR SHOP
- POTENTIAL FOR SMALL BUSINESS RATES RELIEF



LOCATION

The premises are located in a prominent retail position on Cheltenham Crescent, near to the junction of King's Road and opposite the Harrogate International Centre.

The property is in Harrogate town centre which offers an extensive range of retail outlets, restaurants and financial facilities. Harrogate itself has good transport links to the motorways and by rail to Leeds, York and beyond.

DESCRIPTION

The available space comprises a ground floor retail shop. The premises form part of a larger building constructed in stone under a pitched roof. The shop has the benefit of a large display window, kitchenette and WC.

ACCOMMODATION

| | SQ M | SQ FT |
|--------------------|-------|-------|
| Ground Floor Sales | 29.19 | 314 |

SERVICES

We understand that mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will be tested prior to completion

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

| | Rateable Value (2017) | Estimated rates payable |
|-----------------|-----------------------|-------------------------|
| SHOP & PREMISES | £5,900 | £2,920 |

Any occupier who has only one commercial business premises on which they pay rates should qualify for business rate relief whereby no rates will be payable. Enquiries should be made of Harrogate Borough Council rates office to confirm.

PLANNING

The property has planning consent for A1 Retail Use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL

£7,500 per annum.

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of 5 years or multiples of 5 years.

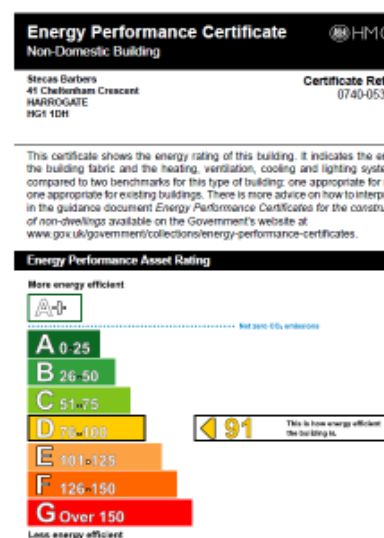
VAT

Our client has advised us that Value Added Taxation is applicable on this transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the Lease.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:

SUBJECT TO CONTRACT

March 2018

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.