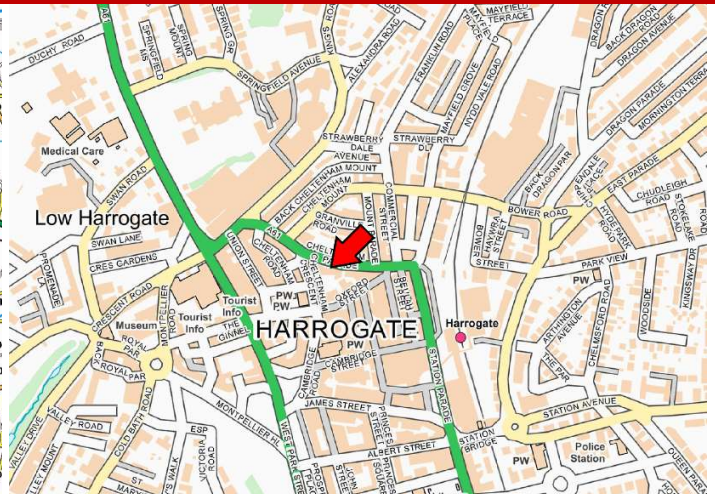
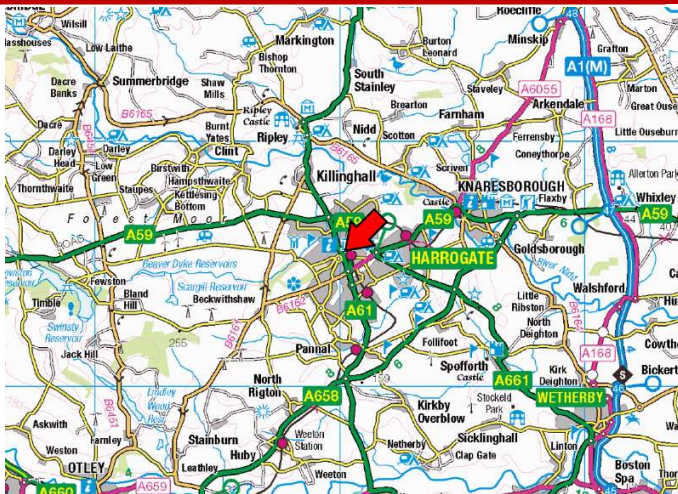


**SELF CONTAINED UPPER GROUND FLOOR OFFICE 39 SQM (424 SQFT)**



**UNIT 4, 11 CHELTENHAM PARADE  
HARROGATE  
HG1 1DD**

- SELF CONTAINED OFFICE
- PROMINENT POSITION CHELTENHAM PARADE
- FULLY SELF CONTAINED
- COULD SUIT ALTERNATIVE USES



**LOCATION**

The property occupies a prominent position on the southern side of Cheltenham Parade being part of a multiple occupied building in the retail core of Harrogate town centre. It stands amongst a variety of shops, offices and restaurants.

**DESCRIPTION**

The property comprises an upper floor office unit with the benefit of display window overlooking Cheltenham Parade within the upper bay. The property has previously been used for office accommodation.

**ACCOMMODATION**

	SQ M	SQ FT
Main Office	34	371
Rear Kitchen	53	5
WC		

**SERVICES**

The property benefits from mains water, drainage and electric. 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.

	Rateable Value (2017)	Estimated rates payable
Hairdressing Salon & Premises	£7,300	£3,650

Any occupier not having other business premises would benefit from an application for business rate relief.

**PLANNING**

The property has previously been used as an office. Interested parties should clarify the permitted use with Harrogate Borough Council Planning Department.

**RENTAL**

£7,500 per annum exclusive.

**TENURE**

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

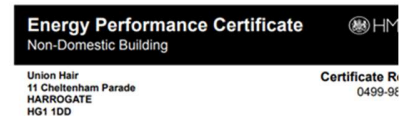
**VAT**

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

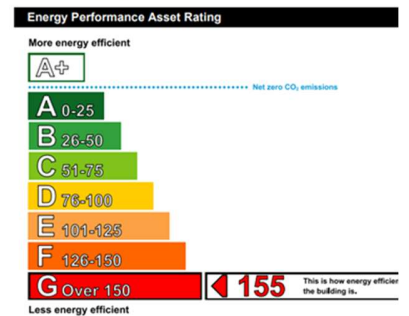
**LEGAL COSTS**

The incoming tenant is to be responsible for the landlord's legal costs in the preparation of the lease.

**EPC**



This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting systems compared to two benchmarks for this type of building: one appropriate for one appropriate for existing buildings. There is more advice on how to enter in the guidance document Energy Performance Certificates for the cost of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



**ENQUIRIES**

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Tel: 0113 266 7666

REF: AG0109  
**SUBJECT TO CONTRACT**

June 2019

**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.