

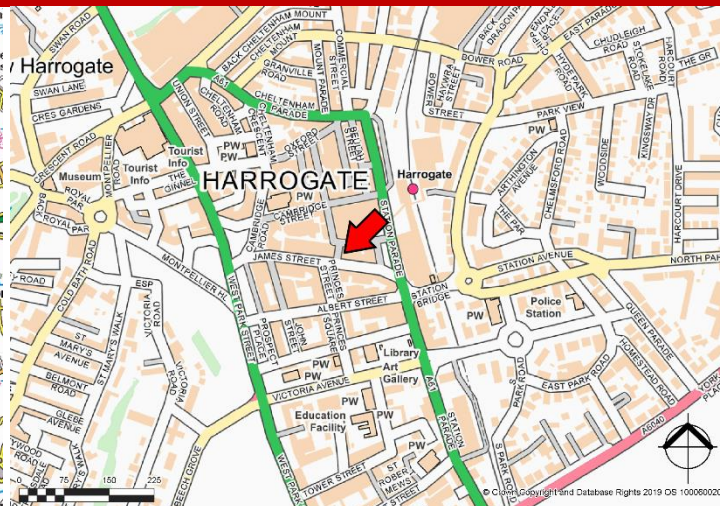
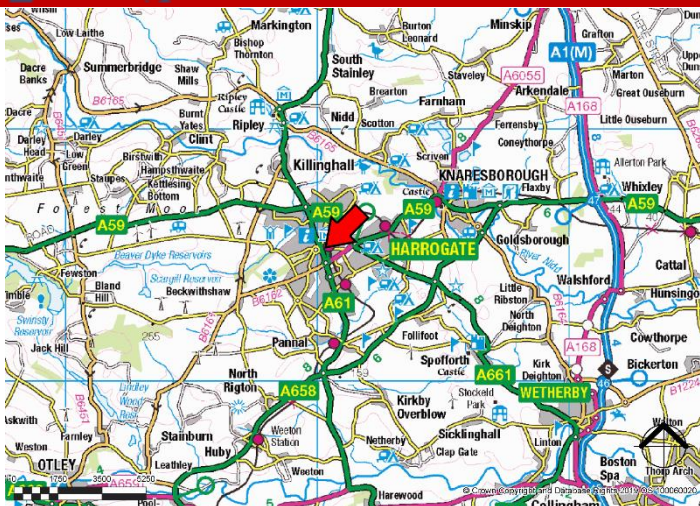
RETAIL UNIT TO LET

181.25 SQM (1,951 SQFT)



**16 JAMES STREET
HARROGATE
HG1 1RE**

- POPULAR PARADE
- ON STREET PARKING
- UPPER FLOOR ACCOMMODATION



LOCATION

The subject property stands on James Street being one of the main retail streets in Harrogate. It is situated a half a mile from Harrogate train station and about 16 miles North of Leeds City Centre.

DESCRIPTION

The property comprises a ground floor retail shop with first and second floor accommodation. The building is constructed in stone under a pitched roof with a large glazed frontage. At ground floor level there is a sales area with an ancillary store. To the first floor are offices, WC's, kitchen and storage, and to the second floor further storage. The unit benefits from air-conditioning, rear access, suspended ceilings and Cat II lighting. There is readily available on-street parking.

ACCOMMODATION

	SQ M	SQ FT
GF Sales	89.65	965
GF Store	17.74	191
FF	42.64	459
SF	31.21	336

SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been 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. Small business rates relief may be available.

	Rateable Value (2017)	Estimated rates payable
Shop and Premises	£81,500	£40,340

PLANNING

The property has planning consent for its current A1 Retail use. There could be a change of use subject to planning permission.

RENTAL

£72,500 Per Annum Exclusive

TENURE

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

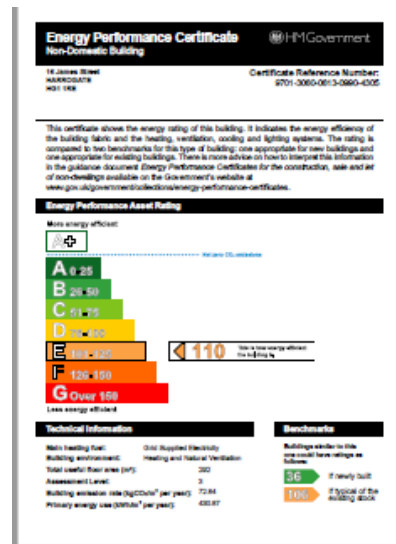
VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitor's undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC



ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

March 2020

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 states, all prices are quoted exclusive of VAT.