

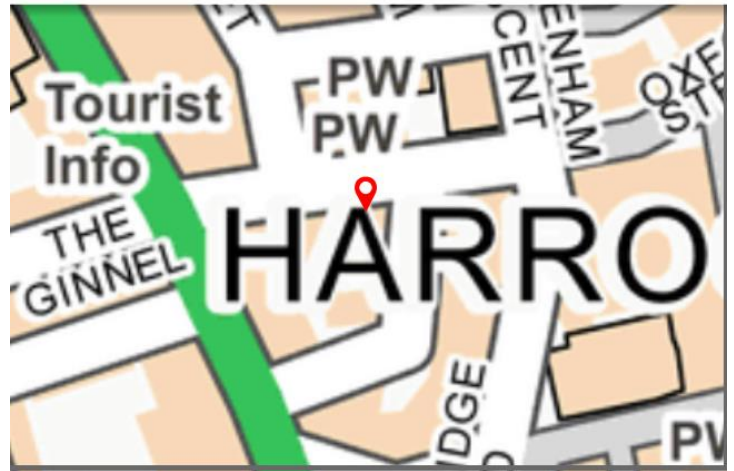
**SELF CONTAINED GROUND FLOOR SHOP
WITH 2 UPPER FLOORS**

1179 SQ.FT. (109.8 SQ. M.)



**41 OXFORD STREET
HARROGATE
HG1 1PW**

- **CENTRAL HARROGATE TOWN
CENTRE LOCATION**
- **JUST OFF PARLIAMENT STREET**
- **FORMER JEWELLERS SHOP**



LOCATION

The property stands in a prominent retail position just off Parliament Street, very close to Debenhams department store. There is easy access to Harrogate railway station and the conference centre. Nearby occupiers include Debenhams, Oxfam, Halifax bank and McDonalds.

DESCRIPTION

The property comprises a double fronted shop unit with arcade entrance with 2 floors of accommodation above and very small basement. The property is of traditional construction with walls built in stone under a slated pitched roof.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales (incl. arcade)	40	428
First Floor, Office & Kitchen	33	355
Second Floor, 2 x Store Rooms	36.8	396
WC Facilities at Ground Floor and First Floor Level	-	-
TOTAL	109.8	1,179

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
SHOP & PREMISES	£19,500	£8,750

PLANNING

The property has planning consent for A1 Retail Use. Interested parties should make their own enquiries with the local authority. Other uses are available subject to planning permission.

TERMS

The property is offered on a new 10 year lease with upward only rent review at the end of the 5th year at an annual rent of £20,000 p.a. The lease is to be held on full repair and insuring terms.

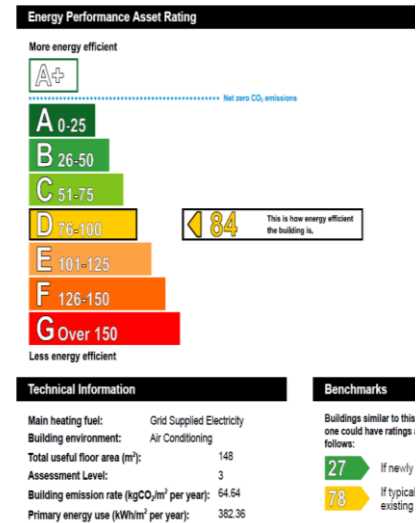
VAT

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

LEGAL COSTS

The prospective tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

EPC



ENQUIRIES

Nabarro McAllister
 Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
 October 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.