

TO LET



SELF-CONTAINED GROUND FLOOR SHOP

41 OXFORD STREET, HARROGATE, HG1 1PW



- Central Harrogate Town Centre location
- Just off Parliament Street
- Newly refurbished

£19,500 per annum

573 SQ FT (53 M2)

## 41 OXFORD STREET, HARROGATE, HG1 1PW



### LOCATION

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

### DESCRIPTION

The property comprises a double fronted shop unit with arcade entrance. The shop has been newly refurbished with a newly installed shop front. There are kitchen and WC facilities at the rear and a small basement storage area. The property is of traditional construction with walls built in stone under a slated pitched roof.

### ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR SALES (including arcade)</b>	35	375
Kitchen	8	86
Rear lobby/storage	7	76
<b>BASEMENT</b>	3	36
<b>TOTAL</b>	<b>53</b>	<b>573</b>

### 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.

### RATEABLE VALUE

The property has been removed from the rating list due to alterations carried out which involved the removal of the upper floors. The property is yet to be re-assessed. It is envisaged that the rateable value is likely to be in the region of £13,000. This would make the rates payable somewhere in the region of £6,500 per annum.

### 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 5-year lease or multiples of 5 years at an annual rent of £19,500. The lease is to be held on effective full repairing and insuring terms.

### VAT

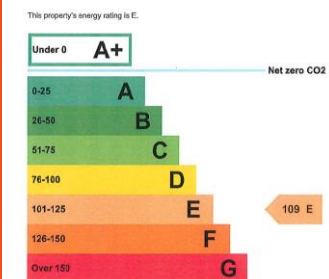
Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

#### Energy rating and score



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: OCTOBER 2024

**Nabarro McAllister**

### 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.

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