# Prime Fitted Bar/Restaurant Unit - To Let

## Unit 2, Westgate House, Station Parade, Harrogate, HG1 1HQ

### Location

Prominently located on Station Parade in central Harrogate and beneath the successful 'Everyman' cinema. Occupiers in the immediate vicinity include Cote Brasserie, Estabulo, Pizza Express and Yo Sushi.

Harrogate train station is situated less then 100 metres to the North.

### Description

The unit is arranged over ground floor only and sits adjacent to the cinema entrance.

The unit is situated within the attractive Westgate House.

### Accommodation

The unit is situated on ground floor only and provides a Gross Internal Area of 1,237 sq ft (115 sqm). There is the opportunity for external seating to the front (Station Parade).

### Planning

The unit currently benefits from A1/A3 (retail/restaurant) consent. Other uses may be suitable subject to planning.

### Rent

We are seeking a rental of £42,500 per annum exclusive of VAT.

### Terms

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly rent reviews to open market value.

### Rates

The Valuation Office Agency has assessed the unit as having a Rateable Value of £34,250. Small business rate relief may be applicable on this unit and we would advise interested parties to contact Harrogate Borough Council.

### VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

### Viewing

Strictly by appointment through the joint letting agents:

Tom Hodgson
th@pudneyshuttleworth.co.uk
M: 07850 421525

Will Hepplewhite
wh@pudneyshuttleworth.co.uk
M: 07846 006790

Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
07747 008458

Or our joint agents, Robinson Webster
020 7190 9801

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Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 203 1130

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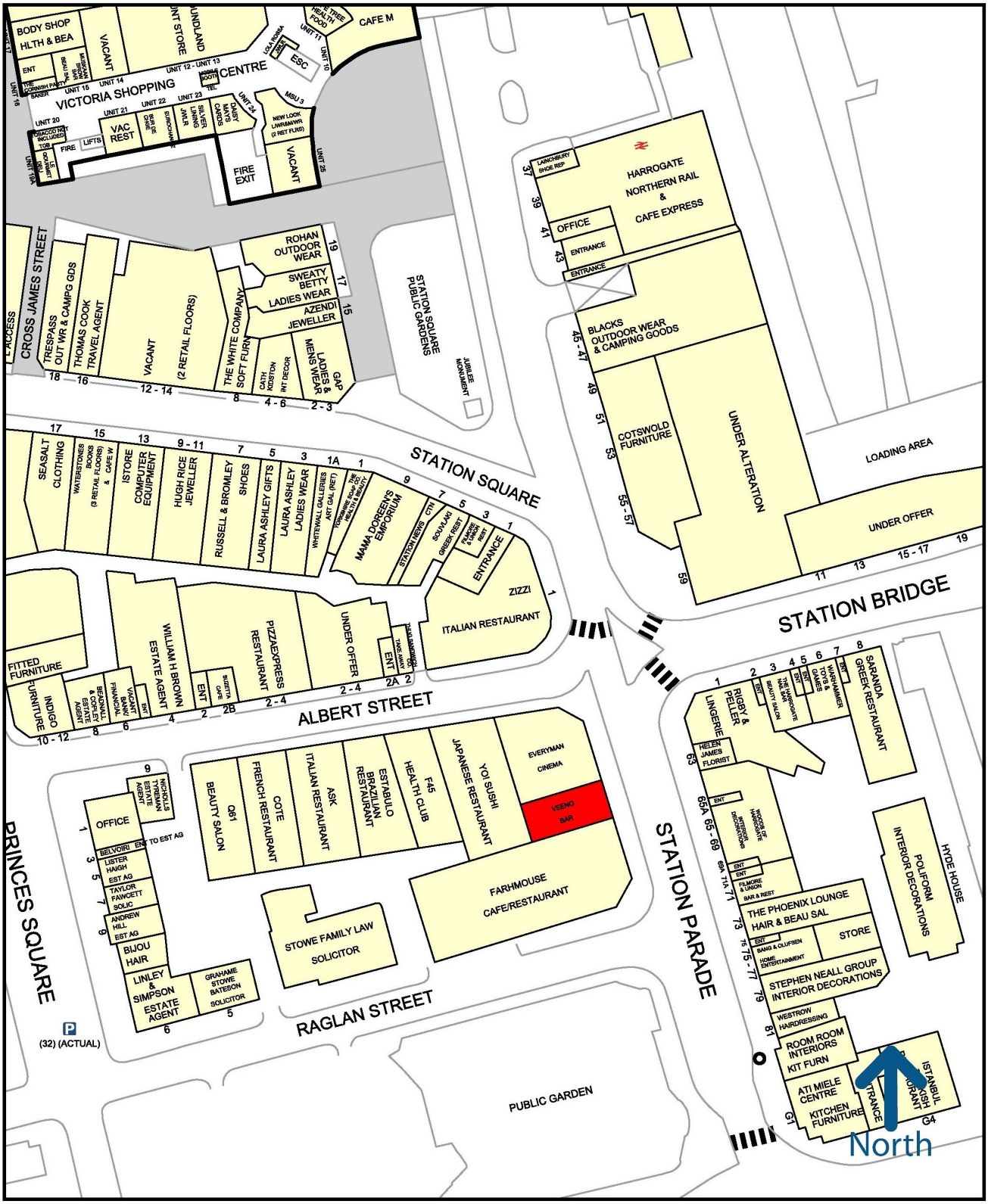


Experian Goad Plan Created: 09/10/2019
Created By: Pudney Shuttleworth

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