

# Harrogate

## 29-31 Cambridge Street

Class E Opportunity



### Location

The subject property is located in the heart of Harrogate town centre in 100% prime pitch on Cambridge Street, Immediately adjacent is the successful redevelopment of the former Topshop building, which is now Sainsburys, Skipton Building Society and Cosy Club. Primark, and HSBC all trade in the immediate proximity.

### Demise

The property is currently under development and will be arranged over ground and basement floors, comprising the following approximate net internal floor areas:

<b>Ground Floor</b>	2,981 sq ft	277 sq m
<b>Basement (Remote)</b>	450 sq ft	41.8 sq m
<b>Total</b>	<b>3,431 sq ft</b>	<b>318.8 sq m</b>

### Tenure

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£90,000 per annum exclusive

### Rates

**Rateable Value** To be re-assessed

**Rates Payable** To be re-assessed

Interested parties are advised to make their own enquiries to North Yorkshire Council on 0300 131 2131

### EPC

Available upon request.

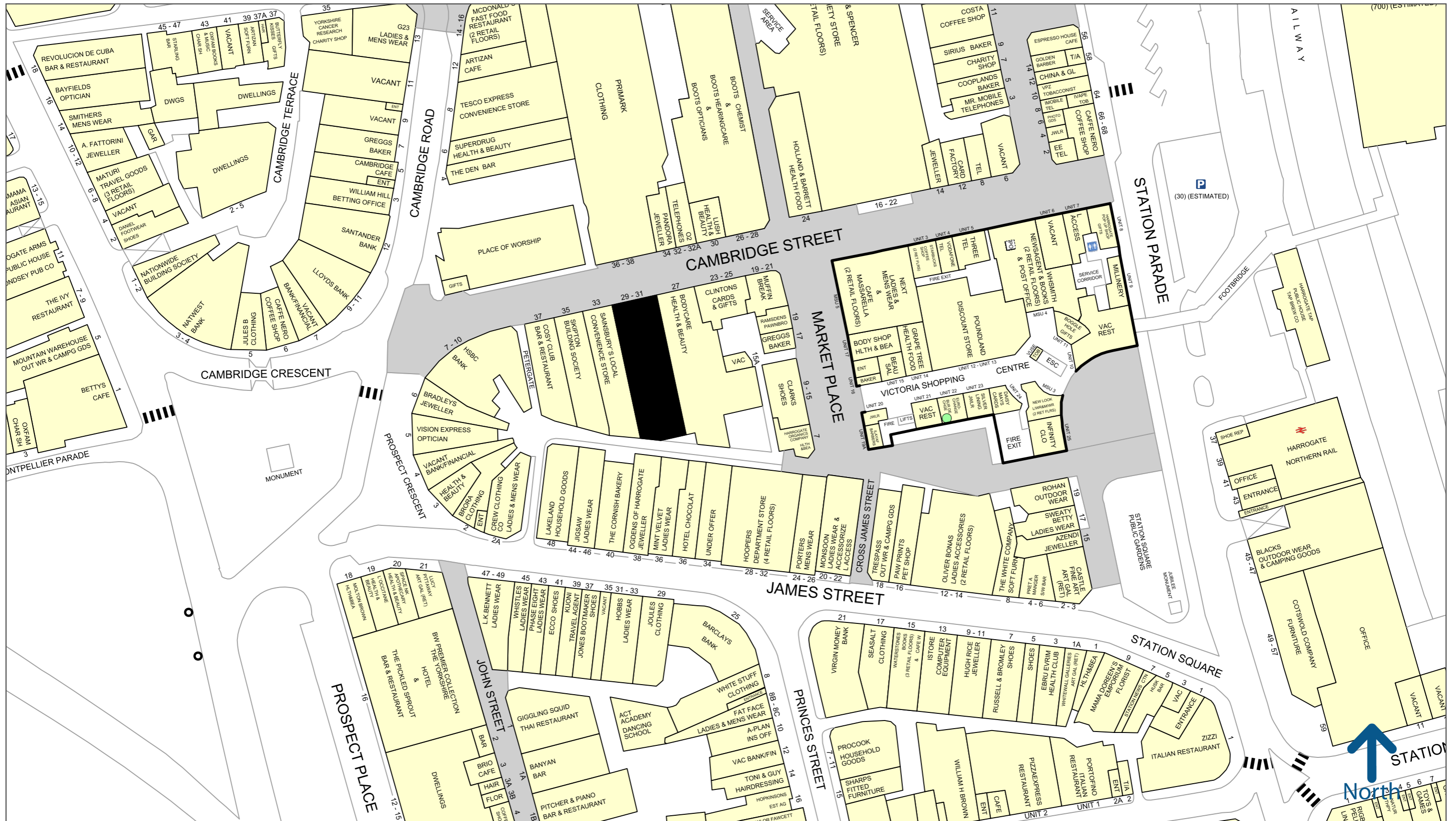
For further information or to arrange a viewing please contact:

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