

Harrogate

Unit 6 Westgate House, Albert Street

Class E Opportunity



Location

The subject property occupies a prominent position on Albert Street, forming part of the **Everyman Cinema** development. The development is a short walk away from James Street, the Victoria Shopping Centre and Harrogate Railway Station.

Luxury bathroom showroom **Nôsa** other nearby occupiers include **F45**, **Pizza Express** and **Strutt & Parker**.

Demise

The property is partially fitted and benefits from significant frontage to Albert Street, with outside seating, subject to planning.

The property is arranged over ground and first floors comprising the following approximate net internal floor areas:

Ground Floor (Sales)	2,200 sq ft	204 sq m
First Floor (Sales/Anc)	1,715 sq ft	159 sq m
Total	3,915 sq ft	363 sq m

Tenure

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

Rent

£67,500 per annum exclusive.

Rates

Rateable Value	£58,500
Rates Payable	£32,467.50 p.a

Interested parties are advised to make their own enquiries through North Yorkshire Council on 01423 500 600.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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Harrogate (Organisation)

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