

# Harrogate

## Unit 8 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.

The subject property benefits from excellent visibility onto Albert Street and outdoor seating. The premises would be suitable for a restaurant/bar operator.

Located immediately adjacent to **Strutt & Parker** other nearby occupiers include **Yo Sushi**, **Estabulo**, **F45**, **Pizza Express** and **Everyman Cinema**.

### Demise

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

<b>Ground Floor (Sales)</b>	2,365 sq ft	220 sq m
<b>First Floor (Ancillary)</b>	1,075 sq ft	100 sq m
<b>Total</b>	<b>3,440 sq ft</b>	<b>320 sq m</b>

### 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

<b>Rateable Value</b>	£56,000
<b>Rates Payable</b>	£30,576 p.a

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

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

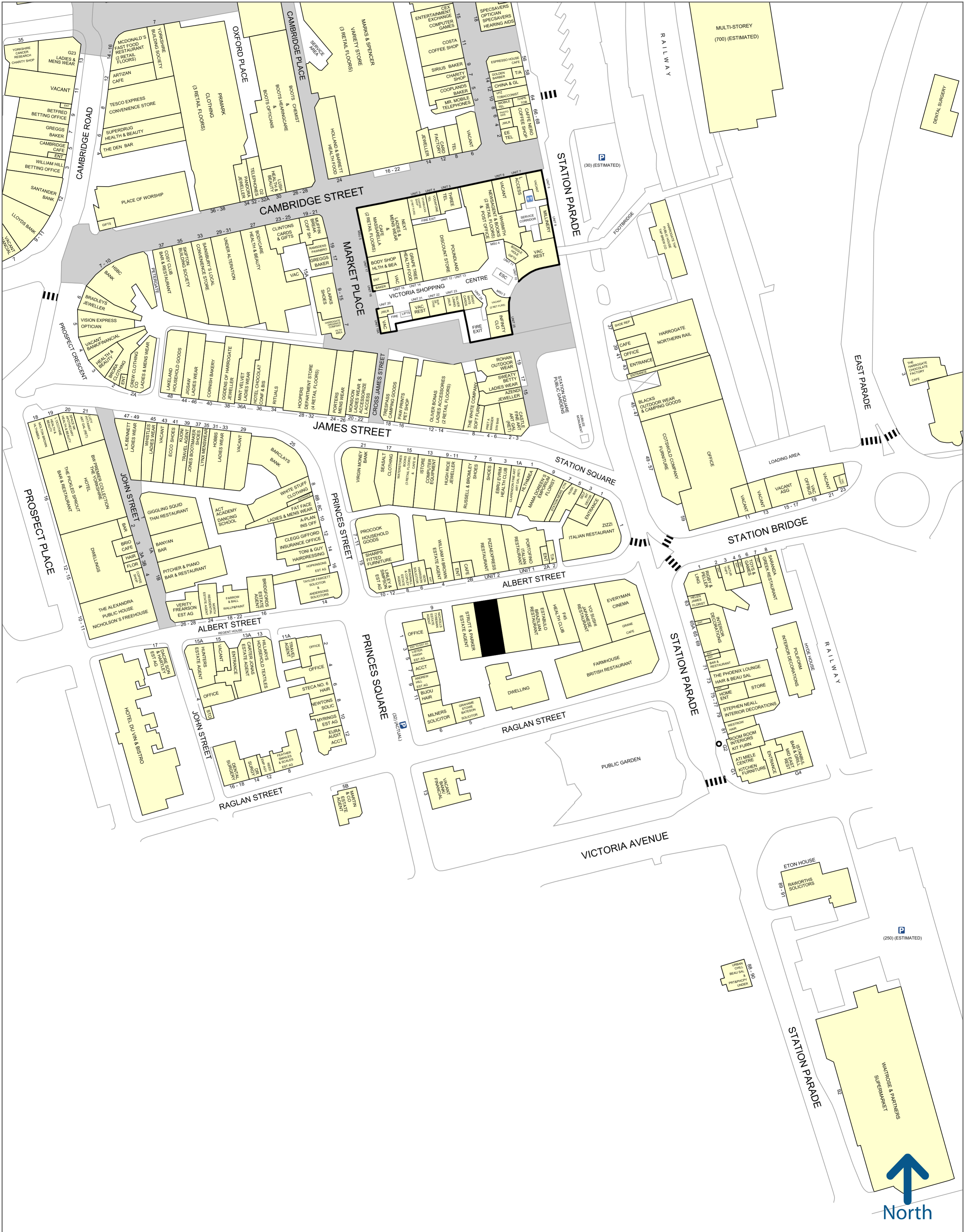
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50 metres

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