

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 opportunity is available for outside seating should an occupier require it.

Located immediately adjacent to **Strutt & Parker** other nearby occupiers include **Yo Sushi**, **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:

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

Licence

The unit benefits from a 12am premises licence, and 10pm across the outside area.

Rates

Rateable Value	£56,000
Rates Payable	£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:

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50 metres

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For more information on our products and services:

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