

Harrogate

25/27 Cambridge Street

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is located in the heart of Harrogate town centre in a 100% prime pitch on Cambridge Street, the principle shopping street in Harrogate alongside James St.

Skipton Building Society, Sostrene Grene, Sainsbury's Primark, and HSBC all trade in the immediate proximity, as well as recently opened Pandora adjacent.

Demise

The property is arranged over the ground floor only with the following net internal area:

Ground Floor	4,720 sq ft	439.43 sq m
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*There is the opportunity to enlarge the unit, further details upon request.

Tenure

Subject to vacant possession, the property is available by way of a new effective full repairing lease (payable via service charge) for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£125,000 per annum exclusive.

Rates

Rateable Value	£113,000
Rates Payable	£62,715 p.a

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:

forge

020 7190 9801
forge-cp.com

Ian Webster
020 7190 9802
07901 516 723
ian@forge-cp.com

Amy Kenningham
020 7190 9805
07393 764 822
amy@forge-cp.com

