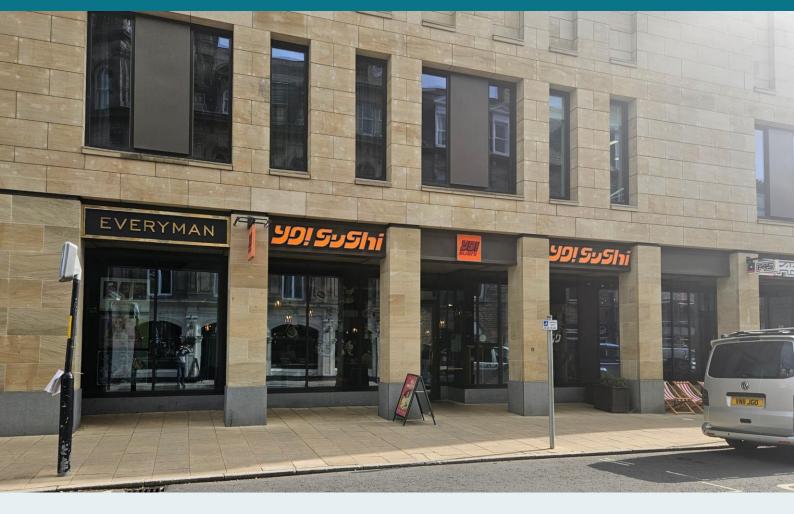
# Harrogate Unit 4 Westgate House, Albert Street

Class E Opportunity - Subject to Vacant Possession



## 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.

There is a variety of occupiers within the vicinity, so the property could be suitable for a number of uses. We have recently completed deals with luxury home interior brands Nôsa and Seddon & Davison, and other retail occupiers nearby include ProCook, Strutt & Parker and William Woods Interior Design.

There are also a number of hospitality businesses nearby including Everyman Cinema (located above), Pizza Express, Zizzi and Farmhouse.

#### **Demise**

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

**Ground Floor** 

2,184 sq ft 204 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

£60,000 per annum exclusive.

## Rates

Rateable Value	£38,000
Rates Payable	£18,962 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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