

# 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
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### 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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