



AVAILABLE TO LET

40-42 Parliament Street Harrogate

40-42 Parliament Street, Harrogate, North Yorkshire HG1 2RL



Retail for rent, 1,632 sq ft, £61,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/43749-40-42-parliament-street-harrogate-40-42-parliament-street>

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Ground Floor Retail premises in a popular trading location in Harrogate town centre

The property is situated on Parliament Street which forms a well-established trading location midway between the Oxford Street intersection and its junction with Kings Road.

Occupiers close to the subject property include Gino D'Acampo restaurant, Westminster Gallery, Nandos, Cordings, Moss Bros, All Bar One, Fattorini Jewellers, Mountain Warehouse, The Ivy restaurant and Betty's tearoom.

The premises comprise the ground floor of a mid-terrace property under a pitched tiled roof with ground floor retail accommodation and ancillary staff facilities to the rear of the property.

Highlights

- Prominent ground floor retail unit in Harrogate town centre
- Retail sales with ancillary staff facilities to the rear
- Established trading location close to key retailers

Property details

Rent	£61,000 per annum
Est. rates payable	£13,666.00 psf
Rateable value	£41,750
Building type	Retail
Planning class	A1
Size	1,632 Sq ft
VAT charges	We understand that the property is elected for VAT and so VAT will be payable on the rent.
Lease details	The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.
EPC category	D
EPC certificate	Available on request

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-43749

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