



**50a Parliament Street**

Harrogate, HG1 2RL

## **PROMINENT RETAIL UNIT**

**770 sq ft**  
(71.54 sq m)

- Attractive building
- Suitable for various uses
- Busy passing traffic



# 50a Parliament Street, Harrogate, HG1 2RL

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 770 sq ft                          |
| Rent           | £17,000 per annum                  |
| Business Rates | To be re-assessed upon occupation  |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The unit forms part of a large block property prominently positioned on Parliament Street in the centre of Harrogate. Internally the unit comprises a lower and upper floor sales area with staff facilities to the rear. Loading is available from the rear yard along with staff car parking (1 space).

## Location

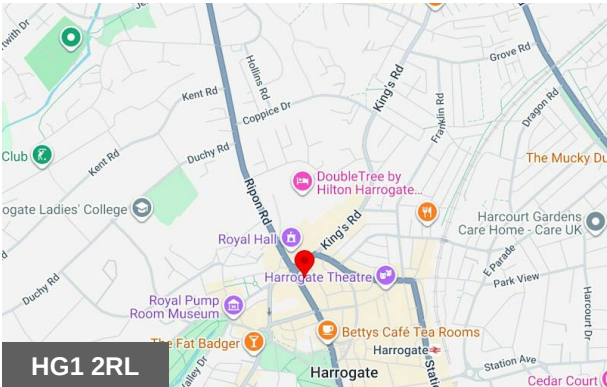
Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the Harrogate International Centre, patrons of the Royal Baths and the Royal Hall plus other visitors attracted by diverse, stylish retailers including Hoopers, Whistles, Mint Velvet, Kurt Geiger, Jigsaw and LK Bennett. Fattorinis Jewellers and a number of boutiques including Julia Fitzmaurice, Bee Bridal and Daniel Footwear are all situated on Parliament Street. Piccolino restaurant is located next door and Betty's Tea Room and The Ivy are a short walk away.

## Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £17,000 per annum exclusive of VAT, business rates, service charge, utilities, insurance and all other outgoings.

## Planning

We understand the property currently benefits from the new E class consent however advise interested parties to check with the Local Authority.



## Viewing & Further Information



**Pete Bradbury**  
0113 245 1447  
petebradbury@cartertowler.co.uk



**Tom Fuller**  
0113 245 1447  
tomfuller@cartertowler.co.uk

[illegible]

Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract