CARTER TOWLER
Chartered Surveyors

To Let

The Co-op (Concession Space)

Jenny Field Drive, Harrogate, HG3 2XS

CONCESSION RETAIL SPACE

1,265 sq ft
(117.52 sq m)

- Popular Shopping Destination
- Instore concession space
- Fully inclusive rent

0113 2451447

www.cartertowler.co.uk

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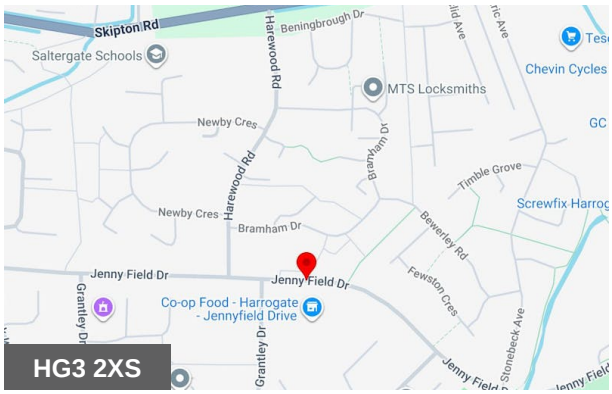
Summary

Available Size	1,265 sq ft
Rent	£30,000 per annum
Business Rates	Included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (23)



Description

The available space is located within The Co-op store at Jenny Field Neighbourhood Shopping Centre. The space on offer forms part of the convenience store whereby an area will be created to the side of the checkouts. This will be an open space within the store. The occupier will benefit from the use of The Co-op staff facilities and the tenant will be allocated an area in the rear to store goods.

Location

The property is set within the Jenny Field Neighbourhood Shopping Centre which is located to the north west corner of Harrogate. The local vicinity is very much a residential area with retailers benefiting from local shoppers. Harrogate town Centre is located approximately 1.5 miles to the south. Nearby retailers include Saint Michael's Hospice and a number of independent operators.

Terms

The space is available by way of a new effectively full repairing and insuring sub lease for a term of years to be agreed at a commencing rent of £30,000 per annum which is fully inclusive of all utilities and business rates.

Viewing & Further Information

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