33 Cambridge Street
HARROGATE

PRIME FLAGSHIP RETAIL OPPORTUNITY TO LET
CAPABLE OF SUBDIVISION
OPPOSITE PRIMARK
A1 / A3 CONSENT SECURED
Location
The property is located in the heart of Harrogate town centre in 100% prime pitch on Cambridge Street. Primark, River Island and HSBC all trade in the immediate proximity. Such large, well configured space rarely comes to the market in Harrogate.

Accommodation
The property is arranged over ground, basement, first, second and third floors and provides the following approximate areas:

- Ground floor sales 6,035 sq ft
- Ground floor ancillary 288 sq ft
- First floor sales 5,735 sq ft
- First floor ancillary 379 sq ft
- Second floor ancillary 6,479 sq ft
- Third floor ancillary 1,968 sq ft
- Total 20,884 sq ft

Subdivision Opportunity
In addition to being available as is, the property is also capable of being subdivided into three units over ground and first floors. Planning has been secured for A1/A3 use on Unit C.

Timing
The unit is available to let in its current configuration immediately, or in Q3 2020 on a subdivided basis.

Rates
- Rateable Value £445,000
- Rates Payable 19/20 £224,280 pa

Interested parties are advised to make their own enquiries.
Use
The property currently benefits from an A1 consent, but other use will be considered subject to the necessary consents.

Terms
A new 15 year FRI lease, subject to upward only rent reviews at years 5 and 10.

Rents
On application

Viewing and Further Information
Through sole agents Robinson Webster:

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