HARROGATE – UNIT 2 WESTGATE HOUSE, STATION PARADE

A1/A3 PLANNING CONSENT IN PLACE
SUBJECT TO VACANT POSSESSION

Location
The subject property occupies a prominent position on Station Parade, forming part of the Everyman Cinema development on Albert Street. The development is short walk away from James Street, the Victoria Shopping Centre and Harrogate Railway Station.

Adjacent to Everyman Cinema, the development also includes Yol Sushi, Estabulo, F45, Cote Brasserie and ASK.

Demise
The property is arranged over ground floor only with the following approximate areas:

| Total: | 1,237 sq ft | 115 sq m |

Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

Rent
£42,500 per annum exclusive

Rates
Rateable Value: £34,250

Interested parties are advised to make their own enquiries through Harrogate Borough Council – telephone 01423 500 600.

EPC
Available Upon Request

Further Information
For further information or to arrange a viewing please contact the joint sole agents.

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