



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



HARROGATE, UNIT 6 WESTGATE HOUSE, 5 ALBERT STREET

A3 RESTAURANT OPPORTUNITY

Location

The property occupies a prominent position within the 5 Albert Street development, anchored by **Everyman Cinema** and in close proximity to James Street and The Crescent.

Adjacent occupiers are **Yo Sushi** and **Ask**, whilst other nearby occupiers include **Cote Brasserie**, **Pizza Express**, **Prezzo**, **Zizzi**, **Cau** and **Veeno**.

Accommodation

The property is arranged over ground floor only and provides the following approximate areas:

Ground Floor:	2,174 sq ft
First Floor:	1,668 sq ft
Total:	3,842 sq ft

Tenure

The property is available by way of a new lease subject to vacant possession.

Rent

The passing rent is £90,000 pax, subject to rent review on 25th April 2021.

Rates

Rateable Value:	£78,500
Rates Payable 17/18:	£37,601.50

Interested parties are advised to make their own enquiries.

EPC

Available upon request.

Viewing and Further Information

Through joint sole agents, Robinson Webster:

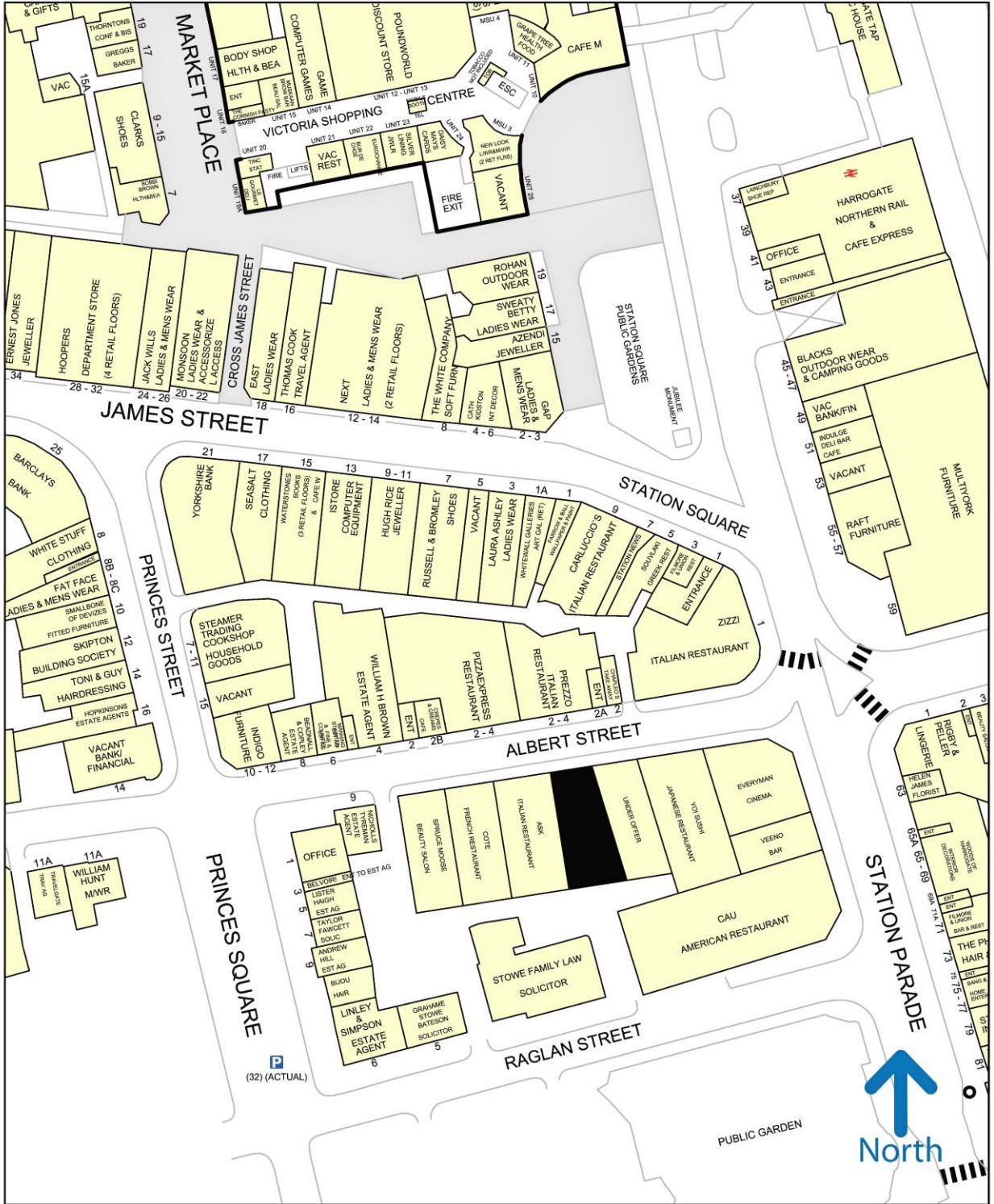
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