

PRIME RETAIL/LEISURE UNIT TO LET

44 Parliament Street Harrogate



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

Harrogate is an affluent spa town approximately 17 miles north of Leeds and has a population of approximately 160,000 people.

The subject property is adjacent to Piccolino Restaurant with the infamous Betty's Tea Room, The Ivy and The Orchid all nearby.

Other operators in close proximity include JD Wetherspoons, Five Guys, Wagamamas, Katie O'Brien's and Mojo's.

The unit is also in very close proximity to the Royal Hall Theatre and the popular Harrogate Convention Centre. In addition, there are a number of hotels in the immediate vicinity including Double Tree, Travelodge and Crowne Plaza.

Accommodation

The premises are arranged over ground, first, second and third floors only. Approximate net internal areas are:

Ground Floor:	1,867 sq ft	173.45 sq m
First:	759 sq ft	70.51 sq m
Second:	533 sq ft	49.52 sq m
Third:	Attic	
Total:	3,159 sq ft	293.4 sq m

Tenure

The unit is available by way of a new fully repairing and insuring lease.

Rent

£49,000 per annum exclusive.

Rates

Rateable Value (2026/27)	£31,750
UBR:	£0.382
Rates Payable:	£12,128.50

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

EPC Rating 78D

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

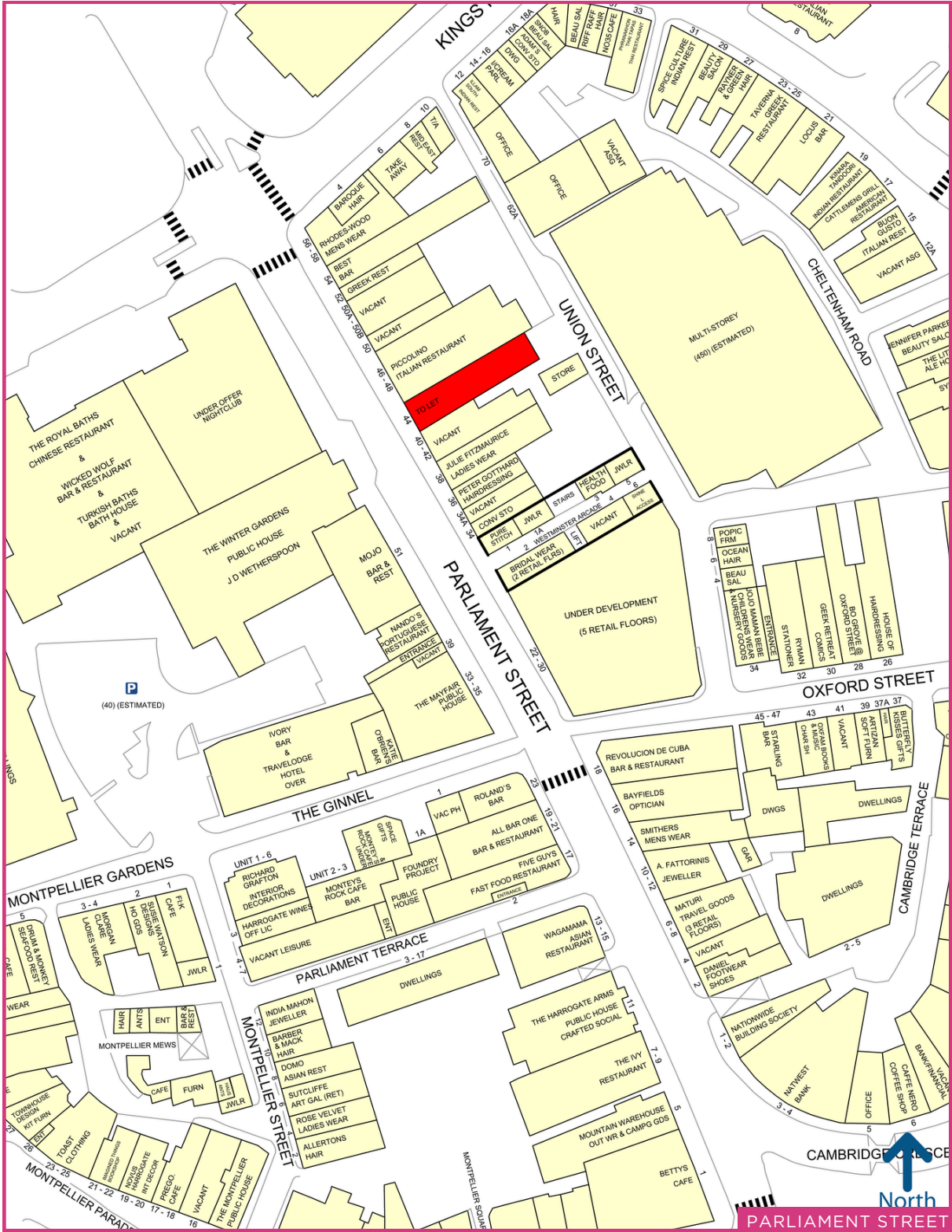
Viewing & further information

Strictly by prior arrangement only with:

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