

190 Kings Road Harrogate HG1 5JG



GROUND FLOOR SHOP TO LET 600 ft² (55.71m²) plus Ancillary Accommodation

RENT £10,500 per annum

LOCATION

The property occupies a prominent situation on the popular Kings Road area of Harrogate where neighbouring occupiers include Sainsbury's Local, Manor Carpets, Majestyk Interiors and other retailers.



DESCRIPTION

A ground floor retail unit located in a good secondary retailing location having a specification to include carpet floors, suspended ceiling with recessed Category II lighting, painted plaster walls and upvc double-glazed shop front.

ACCOMMODATION

The property has a large retail area split over two levels with a net internal area of approximately 600 sq ft (55.7 sq m). To the rear of the premises are a WC, kitchen and a storage area which provides access to the rear yard with one parking space.

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum term of six years with upward only rent reviews every three years.

RENT

£10,500 per annum exclusive of Rates and VAT.

RATES

The Local Rating Authority verbally inform us that the premises are assessed as follows:

Rateable Value £7,500 Rates payable for 2011/12 £3,097.50

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction together with any Stamp Duty and VAT.

VIEWING

By prior appointment with our clients' local joint agents:

Feather Smailes Scales, The Auction House, 8 Raglan Street, Harrogate HG1 1LE

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