2 Montpellier Street Harrogate, North Yorkshire HG1 2TQ

Freehold Retail Investment

- Attractive three storey building within Harrogate's Montpellier Quarter
- Close to The Valley Gardens, The Royal Baths and the town's high street shopping areas
- Nearby occupiers include Betty's Tea Rooms, Slug & Lettuce, United Colors of Benetton and a number of independent retailers

Rent E22,750 per annum exclusive

lot 1



Locatio

Miles: 17 miles north of Leeds 21 miles west of York 58 miles north-east of Manchester Roads: A59, A661, A658, A1 (M) Rail: Harrogate Railway Station Air: Leeds Airport (10 miles), Manchester Airport (72 miles)

Situation

Harrogate is an attractive and popular tourist town some 17 miles north of Leeds. The property is situated within the town centre on the eastern side of Montpellier Street in a prominent position within the town's Montpellier Quarter which is home to the famous Betty's Tea Rooms together with an array of exclusive shops, galleries, cafés and award winning restaurants.

The property is within close proximity of The Valley Gardens, The Royal Baths and Harrogate's high street shopping areas with other nearby occupiers including Slug & Lettuce, United Colors of Benetton and a number of independent retailers.

Description

The property, an attractive three storey building, comprises a ground floor retail unit with retail/ancillary accommodation over first and second floors. The property benefits from a small yard to the rear via a passageway to the side of the property.

Tenure Freehold.

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VAT is not applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First Second	Retail Retail/Ancillary Retail/Ancillary	59.73 sq m 40.88 sq m 28.61 sq m	(440 sq ft)	INDIVIDUAL (t/a & Hair) (1) with guarantee	5 years from 01/01/2012 on a full repairing and insuring lease	£22,750	01/01/2015
Totals		129.22 sq m	(1,391 sq ft)			£22,750	

(1) & Hair is one of Harrogate's leading hairdressing salons (Source: www.and-hair.co.uk 30/05/2014)

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Tenancy and accommodation

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