

Bar/Restaurant – To Let

Unit 3, Royal Baths, Harrogate HG1 2WJ



Location

This Grade II Listed building is situated in an enviable location in Montpellier Gardens being part of the prime A3/A4 pitch in Harrogate Town Centre. The Royal Baths themselves are still operational and remain one of Harrogate's main tourist attractions. The unit is in close vicinity other bar/restaurant occupiers including; **The Pit, Viper Rooms, Jamie's Italian, Nando's, Restaurant Bar & Grill and Wagamama.**

Accommodation

The unit provides the following approx. gross internal floor areas:

Area	Sqft	Sqm
Ground	7117	661.2
Basement	977	90.8
Customer External	c. 2315	215

Description

The unit benefits from an extremely attractive vaulted ceiling and a floor to ceiling height of 6 metres, giving a sense of grandeur, and an opportunity to create a particularly impressive venue. The 2,315 sqft south-facing external area is one of the largest in Harrogate.

Rates

Interested parties are advised to make their own enquiries with Local Authority for verification purposes although we are advised that the premises has a Rateable Value of £128,000 amounting to rates payable of £63,616, according to Harrogate Borough Council.

Planning and Licensing

A3 restaurant and A4 bar planning consents are in place. We are informed that the unit was previously licensed until 3am.

Terms

The unit is available on new effectively full repairing and insuring lease for a term to be agreed.

Rent

Quoting rental of £125,000 pax

Service Charge

The unit will be subject to a service charge to cover maintenance to the structure of the building and common parts.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Viewing

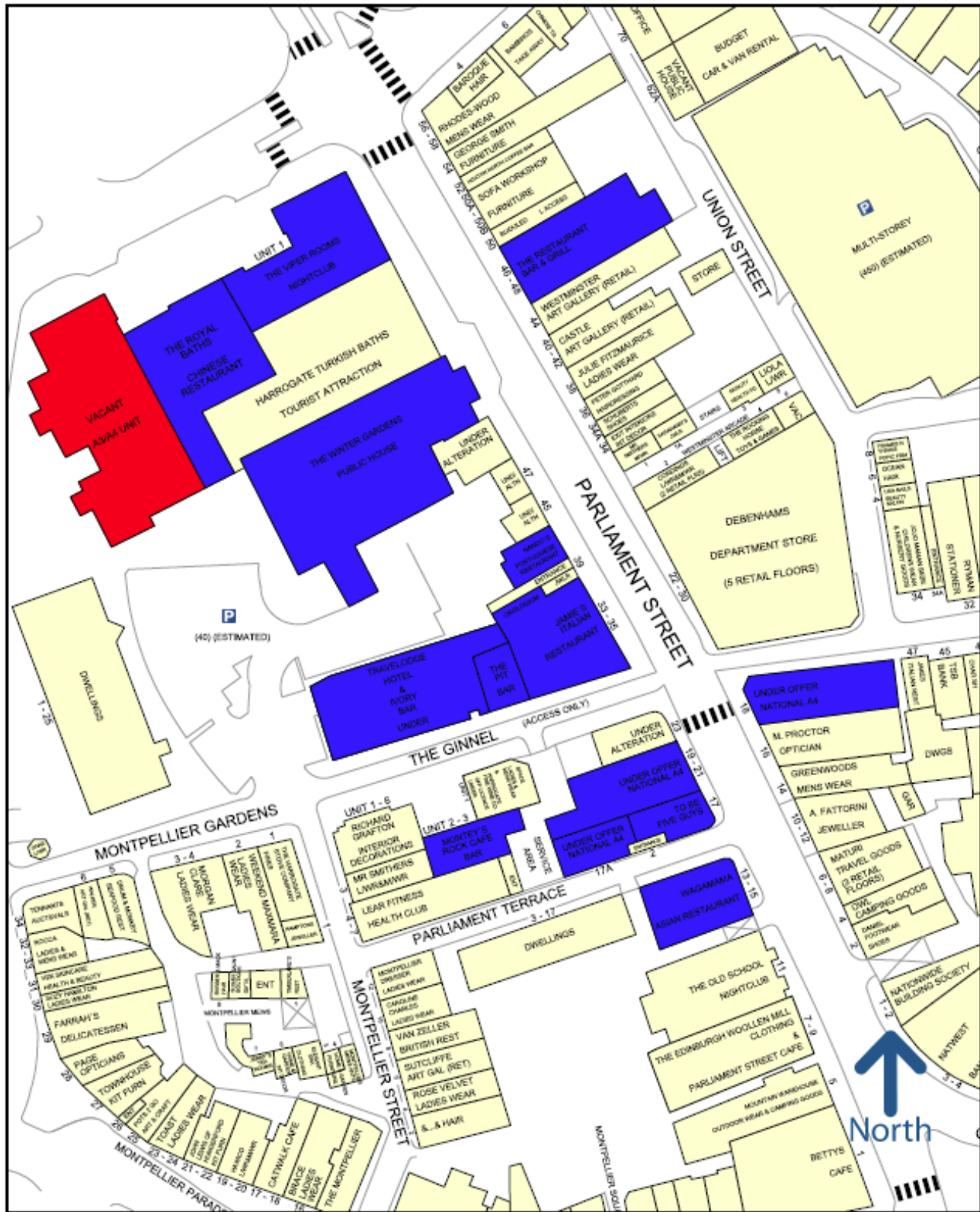
Strictly by appointment through the sole letting agents.

Tom Hodgson
th@pudneyshuttleworth.co.uk
M: 07850 421525

Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
M: 07747 008458

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50 metres

Experian Goad Plan Created: 16/05/2016
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SUBJECT TO CONTRACT

Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 203 1130