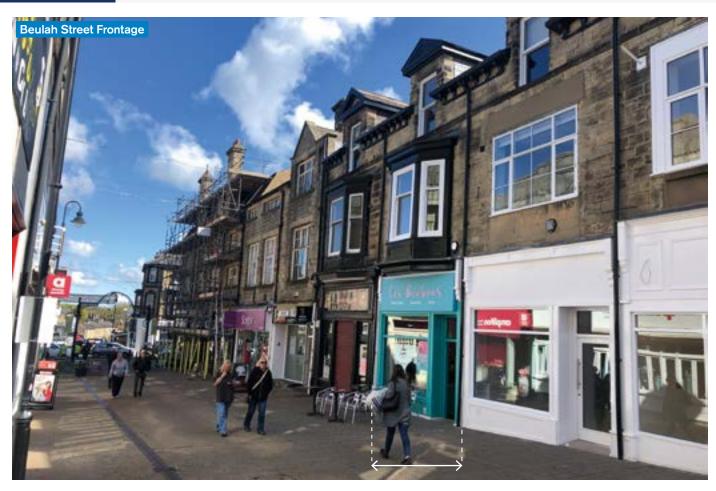
Lot 6

28 Beulah Street, Harrogate, North Yorkshire HG1 1QH



SITUATION

In this pedestrianised retail thoroughfare between Cambridge Street and Cheltenham Parade in the heart of the town centre, amongst multiple retailers such as **Specsavers, Subway, WHSmiths, Costa** and **CEX** as well as a variety of independent traders, whilst also being located directly opposite Harrogate Bus Station on Station Parade.

Harrogate is a spa town, popular with tourists, enjoying high footfall located approximately 11 miles north of Leeds and 18 miles west of York.

PROPERTY

A mid terrace building with frontages to both Beulah Street and Station Parade comprising a **Ground Floor Coffee Shop** with **Ancillary Accommodation** on basement, first and second floor levels.

ACCOMMODATION¹

Total Area	Approx 1,953 sq ft	
Second Floor Ancillary Area	Approx.	503 sq ft
WC		
First Floor Area	Approx.	501 sq ft
Basement Area	Approx.	375 sq ft
Area	Approx.	574 sq ft
Built Depth	45'7"	
Gross Frontage (Station Parade)	15'4"	
Gross Frontage (Beulah Street)	14'2"	
Ground Floor Collee Shop		

¹Not inspected by Barnett Ross. Areas taken from VOA.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H. Laayoune (with Guarantor) as a Coffee Shop** for a term of 5 years from 30th April 2019 at a current rent of **£21,000 per annum** exclusive, **rising to £22,000 in 2022 and £23,000 in 2023**.

Note: The property has recently been substantially rebuilt following a fire in June 2019.

£21,000 per annum rising to £23,000 in 2023

Vendor's Solicitors Solomon Taylor & Shaw Tel: 020 7431 1912 Ref: Barry Shaw Email: barry@solts.co.uk

The Surveyors dealing with this property are John Barnett and Steven Grossman

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts *Refer to points 9 and 10 in the 'Notice to all Bidders'

