

Beulah Street Frontage



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

Ground Floor Coffee Shop

Gross Frontage (Beulah Street) 14'2"

Gross Frontage (Station Parade) 15'4"

Built Depth 45'7"

Area Approx. 574 sq ft

Basement Area Approx. 375 sq ft

First Floor Area Approx. 501 sq ft

WC

Second Floor Ancillary Area Approx. 503 sq ft

Total Area **Approx 1,953 sq ft**

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

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

Vendor's Solicitors

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

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'**

Interior of Ground Floor



Station Parade Frontage

