

HIGH STREET PROPERTY / CLASS E  
4 Prospect Crescent, Harrogate HG1 1RH



**Rent: £97,155 PA**  
**Ground Floor Area**  
1,393 Sq ft / 129 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Gary Crompton**

**Mob: 07554 402314**

**Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**

**Location:**

The premises occupy a prominent position on Prospect Crescent adjacent to Vision Express and Jo Malone Beauty with other occupiers situated in close proximity including The Ivy, Betty's Tea Room, Wagamama, HSBC, Caffè Nero, Natwest, Jaeger and LK Bennett.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

October 2020

Subject to Contract

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,393	129.41
Basement	503	46.73
First Floor	820	76.18

**Rent:**

The passing rent is £97,155 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires on 10/04/2023. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £87,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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