



APPROXIMATELY 534 SQ FT

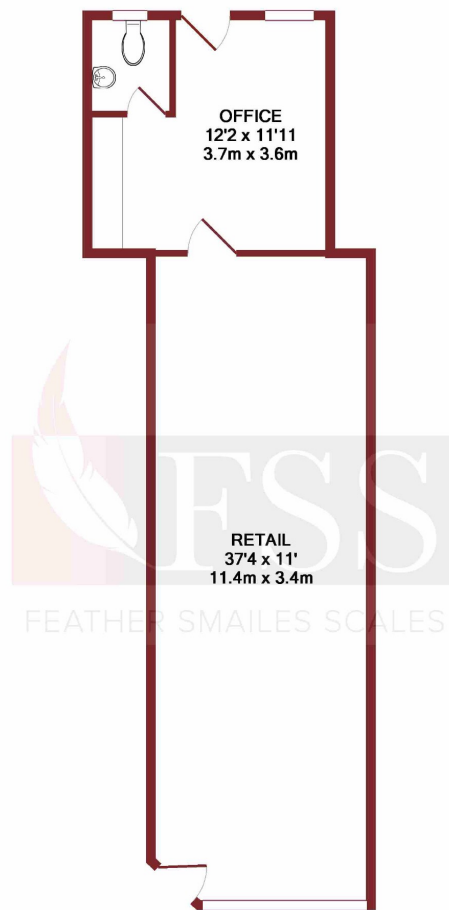
## Description

An immaculately presented ground floor retail unit currently occupied by Peter Gotthard Ladies Hairdressing Salon and Barber. The space has been fitted out to the highest of standards allowing a prospective tenant the opportunity to trade immediately with little investment necessary. The layout is illustrated in the floorplan however roughly offers a large open plan retail space, with a rear office with WC and kitchen facilities.

The building is occupied by Peter Gotthard Hairdressing in its entirety and it is envisaged that the ground floor will be offered by way of a sub lease. The term is to end no later than the 24th March 2022.

**GROUND FLOOR RETAIL**

**£22,000**  
Per annum



TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)  
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## Location

The premises are located on the prominent Parliament Street of Harrogate occupying what is considered a niche and prominent retail area within Harrogate town centre.

## Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Rateable Value

Rateable Value: TBA  
Uniform Business Rate for 2017/17 £0.479.  
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Services

All mains services are connected to the property.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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**01423 501 211**

[www.fssproperty.co.uk](http://www.fssproperty.co.uk)

[info@fssproperty.co.uk](mailto:info@fssproperty.co.uk)

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE