



APPROXIMATELY 1431 SQ FT

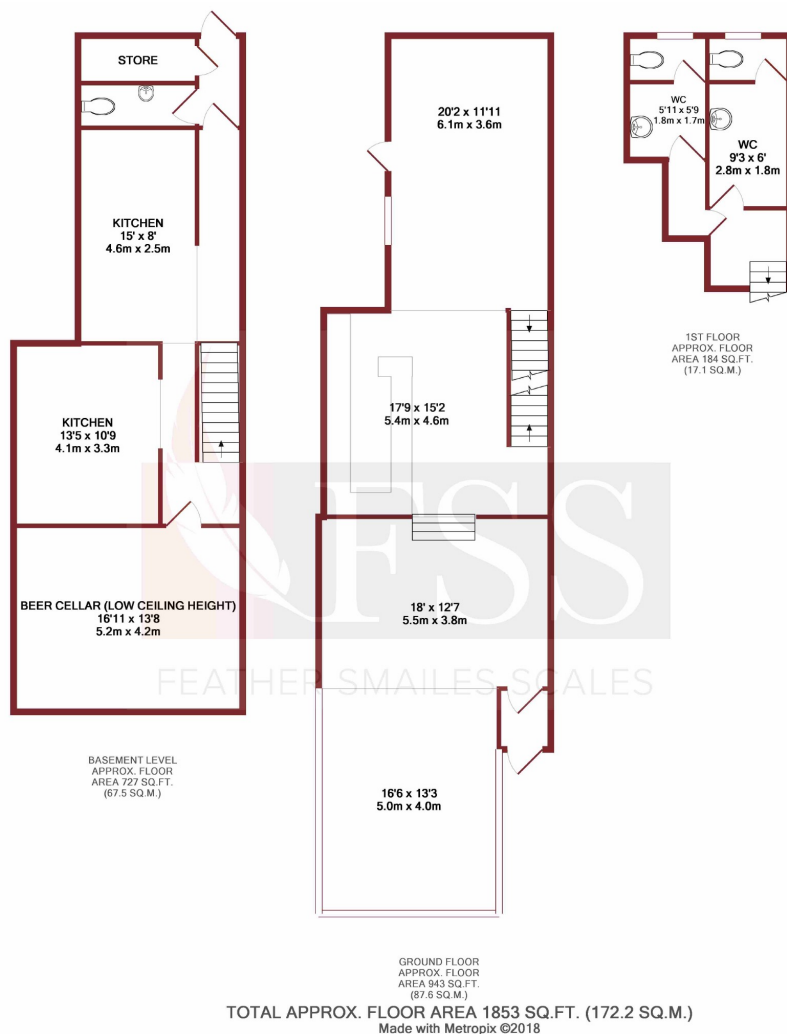
## Description

A rare opportunity to lease a large restaurant based over 3 floors which has only recently become vacant and ready to trade almost immediately. The property has been left in good condition and certain fixtures and fittings have been left which could be included by negotiation. Others are fixed and will be left including bar and commercial kitchen on the lower ground floor.

The property was previously occupied by Le D2 restaurant which had traded successfully for several years. The layout offers largely open plan seating areas and bar on the ground floor, with a fully fitted commercial kitchen on the lower ground floor. Public toilets are located on the first floor. The premises can cater for approximately 60 covers.

**RESTAURANT/CAFE**

**£24,000**  
Per annum



## Location

The premises occupy a prominent trading position close to Harrogate Town Centre. When coming down Commercial Street from Cheltenham Parade, the subject premises are located close to the corner of Bower Road and were previously occupied by Le D2 Restaurant.

## Tenure

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

## Rateable Value:

Rateable Value: £14,000  
Uniform Business Rate for 2018/19 £0.493.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## 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.

## Costs

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

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smales Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smales Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smales & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

**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