



AVAILABLE TO LET

3a John Street

3 John Street, Harrogate, North Yorkshire HG1 1JZ



Retail for rent, 384 sq ft, £16,500 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://www.realla.co.uk/m/48507-3a-john-street-3-john-street>

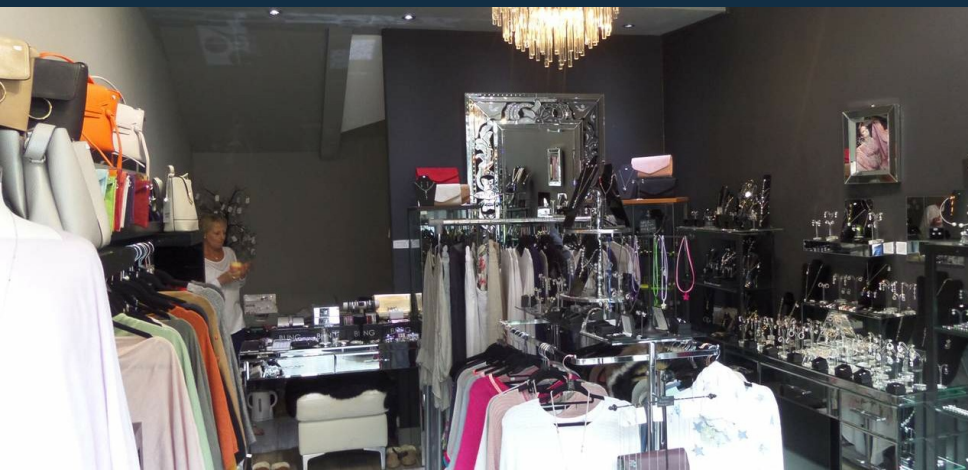
Helen Cox-Rawnsley
hcr@montpellierproperty.com

Peter Rawnsley
pr@montpellierproperty.com

3a John Street

3 John Street, Harrogate, North Yorkshire HG1 1JZ

To request a viewing call us on (01423) 547313



Retail unit in well established trading location in Harrogate town centre.

The property is situated on John Street which forms a well-established trading location between Albert Street close to the town's prime retailing area of James Street.

Albert Street has benefited from the Lateral Development Scheme of the Everyman Cinema and nearby restaurants. Occupiers close by include Caine Florists, Banyan, Pitcher and Piano, Brio Gelati and Verity Frearson.

This mid-terrace property under a pitched tiled roof comprises ground floor retail accommodation, storage within the attic area and ancillary staff facilities to the rear.

Highlights

- Ground Floor Retail unit with ancillary staff facilities
- Attic storage area of 162 sq.ft.
- Close to prime retailing area of James Street
- Rent inclusive of rates, services and insurance

Property details

Rent	£16,500 per annum
Building type	Retail
Planning class	A1
Size	384 Sq ft
VAT charges	We understand that the property has not been elected for VAT and so VAT will not be payable on the rent.
Lease details	The property is available on a new full repairing and insuring lease for a number of years to be agreed.
EPC certificate	Available on request

Unit	Floor	Size sq ft	Rent pa	Status
3a John Street	Ground Floor Retail	384		Available
3a John Street	Attic Storage	162		Available
3a John Street		546	£16,500.00	Available

* All sizes NIA

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/48507-3a-john-street-3-john-street>

Contact us

Montpellier Property Consultants
10 Montpellier Street, Harrogate, North Yorkshire
HG1 2TQ

www.montpellierproperty.com/
[\(01423\) 547313](tel:01423547313)
info@montpellierproperty.com
[@MontpellierProp](https://twitter.com/MontpellierProp)

Helen Cox-Rawnsley
Montpellier Property Consultants
[01423547313](tel:01423547313)
hcr@montpellierproperty.com

Peter Rawnsley
Montpellier Property Consultants
[01423 547912](tel:01423547912)
pr@montpellierproperty.com

Quote reference: RENT-48507

10/06/2020 Montpelier Property Consultants Ltd for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchaser or lessors and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. (3) No person in the employment of Montpellier Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on the behalf of Montpellier Property Consultants Ltd nor any contract on behalf of the vendor. (4) No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let or withdrawn.