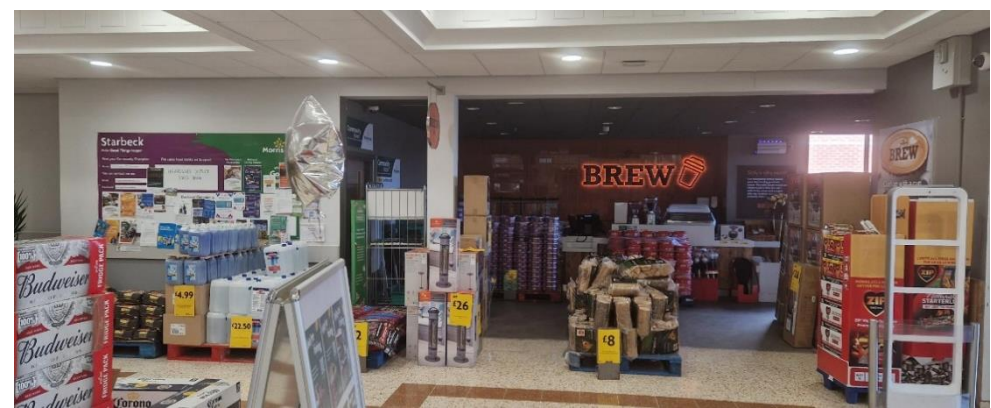


## HARROGATE – INSTORE UNIT MORRISONS SUPERMARKET - HG2 7LD



**HIGHLY PROMINENT SUPERMARKET UNIT TO LET**

## LOCATION

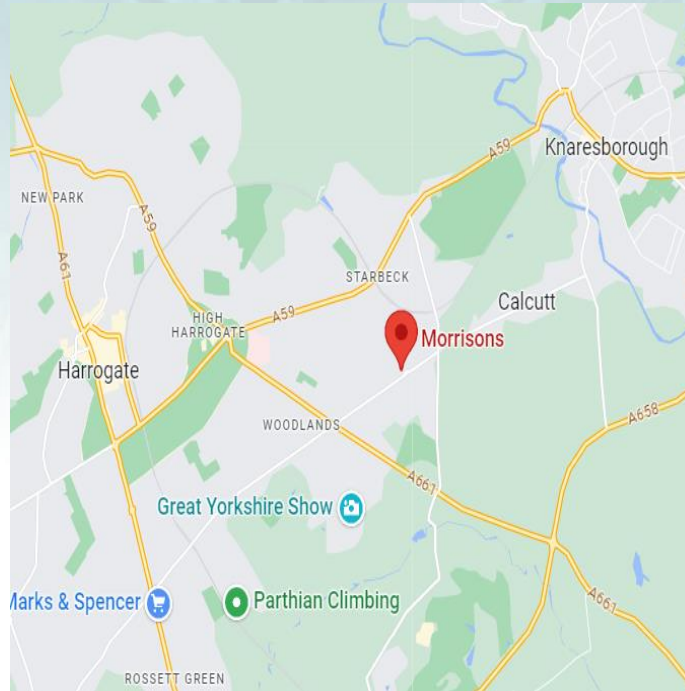
The spa town of Harrogate is situated approximately 17 miles east of Leeds, and 23 miles west of York. The town has a population of 162,700 (2021).

Morrisons is one of the main supermarkets serving the eastern side of Harrogate town centre and provides a range of in-store services for the town and surrounding areas.

The supermarket is serviced by a large free car park.

Nearby occupiers include: **Currys, Homebase and Wren Kitchens**. There is also a Morrisons petrol filling station on site.

The unit is prominently located at the front of the store, as you enter through the main entrance.



## TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £25,000 per annum exclusive.

The tenant will also be liable for service charge costs – further details upon request.

## ACCOMODATION

The property is arranged over ground floor and provides the following approximate net internal area:

**Ground Floor** | **662 sq.ft (62 sq.m)\***

\* Subject to on-site verification

***\*There is potential to extend the area to approximately 1,083 sq.ft. (101 sq.m) in total – further details on request.***

## RATING

The premises will require assessing for business rates purposes.

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000  
Email: [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk) or [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

