



FIRST & SECOND FLOORS

(suitable for a variety of uses)

TO LET



11/13 BEULAH STREET
HARROGATE
HG1 1QQ

Bowcliffe LLP, 42a Park Place, Leeds, LS1 2RY.
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LOCATION

The property is situated in the centre of Harrogate on a principal pedestrianised retail thoroughfare. Nearby occupiers include Costa Coffee, Café Nero, Specsavers, Café Rouge and William Hill.

DESCRIPTION

First and second floor accommodation, with independent access from Beulah Street, suitable for a variety of uses, comprising;

First Floor	1,499sqft	139.3sqm
Second Floor	1,360sqft	126.4sqm

The accommodation can be adapted to suit individual requirements.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Upon Application.

RATES

The premises are not yet independently assessed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An energy assessment has been undertaken and the EPC is available upon request.

VIEWING

All enquires should be via the sole agents, Bowcliffe LLP. For further information or to make arrangements to view, please contact:

Jeff Robertson (Tel: 07973 833085)
jr@bowcliffellp.com

Date of Particulars: November 2013

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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