

# 8-9 West Park, Harrogate



## To Let

A prominent new town centre retail development.

- Open A1 Consent
- 748 sq.m (8,053 sq.ft) of retail accommodation to let as a whole or may split
- 19 designated parking spaces
- Works commencing September 2007



8-9 West Park  
Harrogate

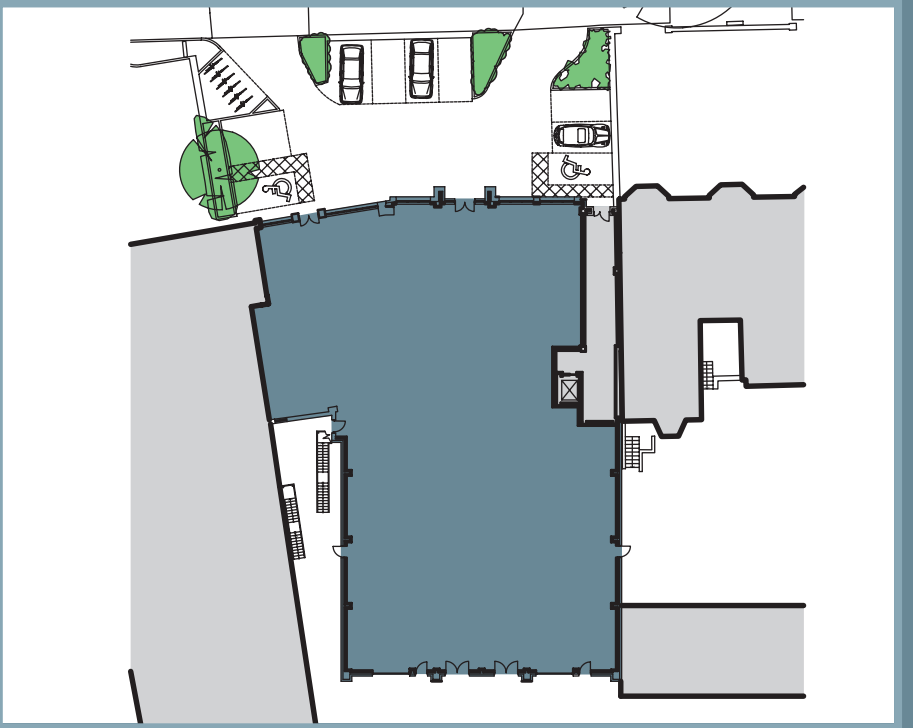


## 8-9 West Park Harrogate

### Location

West Park is one of the main vehicular routes leading into Harrogate Town Centre and is less than 500 yards from the prime retailing core of James Street and Cambridge Street. 8/9 West Park is also adjacent to one of Harrogate's main multi-storey car parks.

Retailers in the immediate vicinity include Lynx, Moda in Pelle, Weetons, Comet and West Park Interiors.



### Description

Town Centre Securities are carrying out a comprehensive redevelopment which will comprise a retail element of 748 sq m (8,053 sq ft) at ground floor with luxury residential apartments above.

The retail will benefit from 9 car parking spaces on the forecourt at the front and a further 10 car parking spaces at the rear.

### Accommodation

The retail accommodation can be let as a whole or alternatively can be sub-divided as follows:

Unit	Sq.m	Sq.ft
1	332.5 Sq.m	3,579 Sq.ft
2	403.8 Sq.m	4,347 Sq.ft

### Terms

As a whole, the premises are available by way of a new 15 year FRI lease at an initial rent of £130,000 per annum exclusive. Please contact the letting agents for quoting rents on the split basis.

### VAT

The property has been elected for VAT and hence VAT will be payable on all outgoing including rent.

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