



Former TIC, The Royal Baths, Crescent Road,  
Harrogate, HG1 2WJ

Retail Unit to Let

- Rent Reduced
- Plentiful Car Parking Nearby
- Close to the Station
- Within Most Historical Building in Harrogate
- Prime Retail Location

## Summary

<b>Available Size</b>	2,394 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The subject property is situated within the basement level of the Turkish Baths (West Wing). The Turkish Baths were built on the site of the old Montpellier Baths and declared by Duke of Cambridge 23 July 1897. Subsequently the building underwent refurbishment in 2002 with room now for further internal modernisation. The site is one of the most famous attractions of the affluent town, a town whereby domestic visitors alone provide over £640m of investment each year.

The building is Grade II Listed comprising Yorkshire stone masonry elevations under multi-pitch and gabled roof. The windows are double glazed with timber framing.

Internally, the building benefits from a mixture of plasterboard partition and structural brick walls. The flooring is carpet above a concrete floor.

The property has open plan retail and office space to the front of the building with private office space to the rear with toilets, kitchen/staff rooms, ancillary rooms and storage room. There is no parking directly outside the building nor with the building itself, however time-limited on-street is available and permits may be attainable.

## Location

Harrogate is considered a destination and commuter town with direct connections to Leeds and York. The Montpellier Quarter that encapsulates Harrogate and Victoria shopping Centre boasts over 50 exclusive independent shops. The cluster has been a strong selling point for Harrogate for many years and continues to be a destination for nearby conurbations, including aforementioned cities.

Operators within the same building include the Turkish Baths, a Chinese Buffet Restaurant, a new restaurant and a new nightclub. Surrounding uses include the Westminster Arcade (mix of uses), the up-market restaurant Piccolino, All Bar One, Five Guys and Wagamama.

## Accommodation

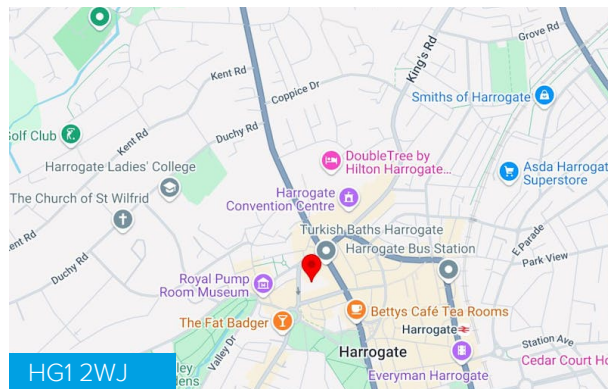
The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
Ground	2,394	222.41	Under Offer
<b>Total</b>	<b>2,394</b>	<b>222.41</b>	

## Viewings

All viewings are to be arranged by contacting:

Daniel.Clinch@alignsurveyors.co.uk - 07947 990 224



## Viewing & Further Information

**Daniel Clinch**

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