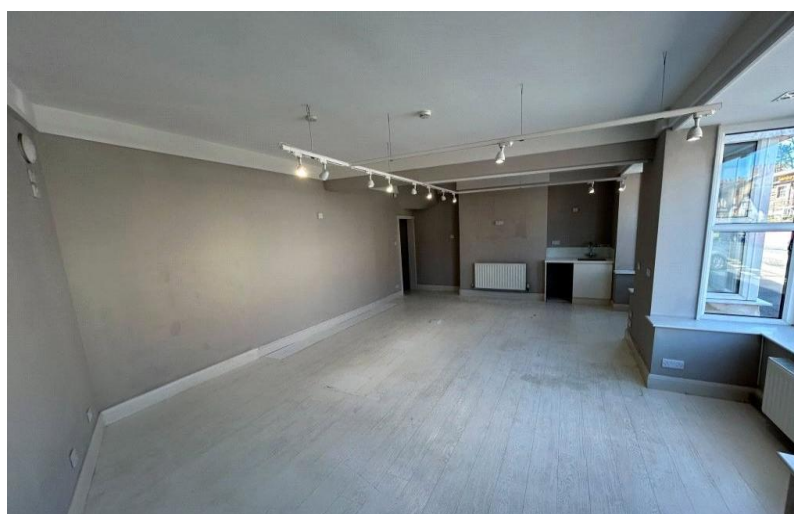


18 Mount Street
Harrogate
North Yorkshire, HG2 8DQ



**GROUND FLOOR RETAIL UNIT
IN THE SOUGHT AFTER AREA
OFF LEEDS ROAD**

£12,000 PA

Description

An end terraced, ground floor, retail premises, situated in a prominent position within a well regarded retail parade, located just off the prominent Leeds Road, Harrogate.

The unit provides predominantly open plan commercial accommodation with a double frontage. To the front of the shop is a large, main retail area with separate treatment room and WC facility to the rear.

Benefits to the unit include; modern spot lighting, neutral decor throughout and gas central heating. The space could be used for a variety of businesses offering a versatile layout.

The property is located just a stones throw away from the M&S food hall and the other surrounding amenities on the Leeds Road parade of shops.

Location

Situated on the popular south side of Harrogate, close to an excellent parade of amenities, a regular bus service and Hornbeam railway station, thus being ideally located for rail and road links to York, Leeds and beyond.

Terms

Leasehold. The property is available on a new lease and is available from January 2027 or earlier by negotiation.

Business Rates

Rateable Value: £9,700

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

There is no VAT payable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

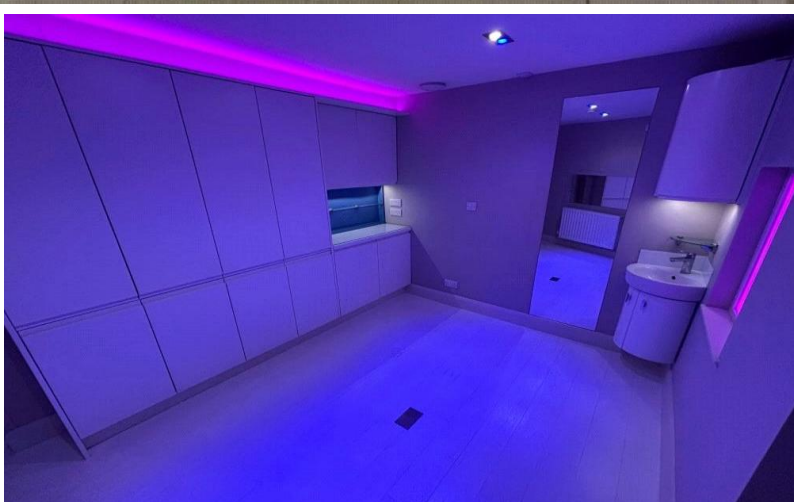
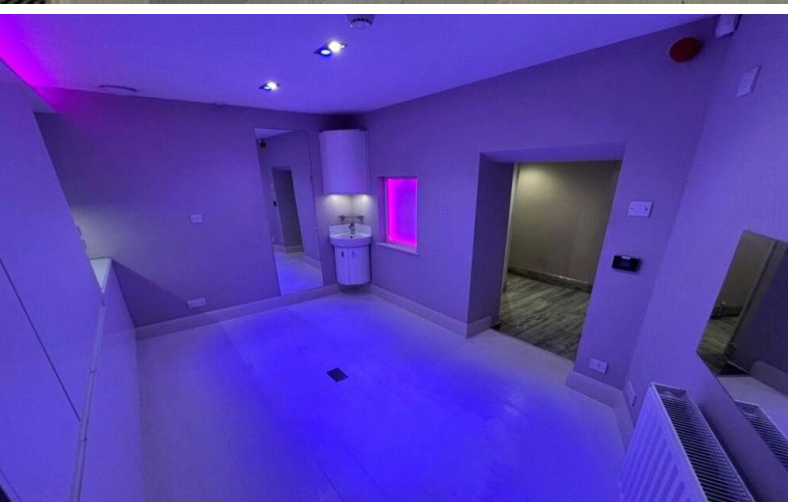
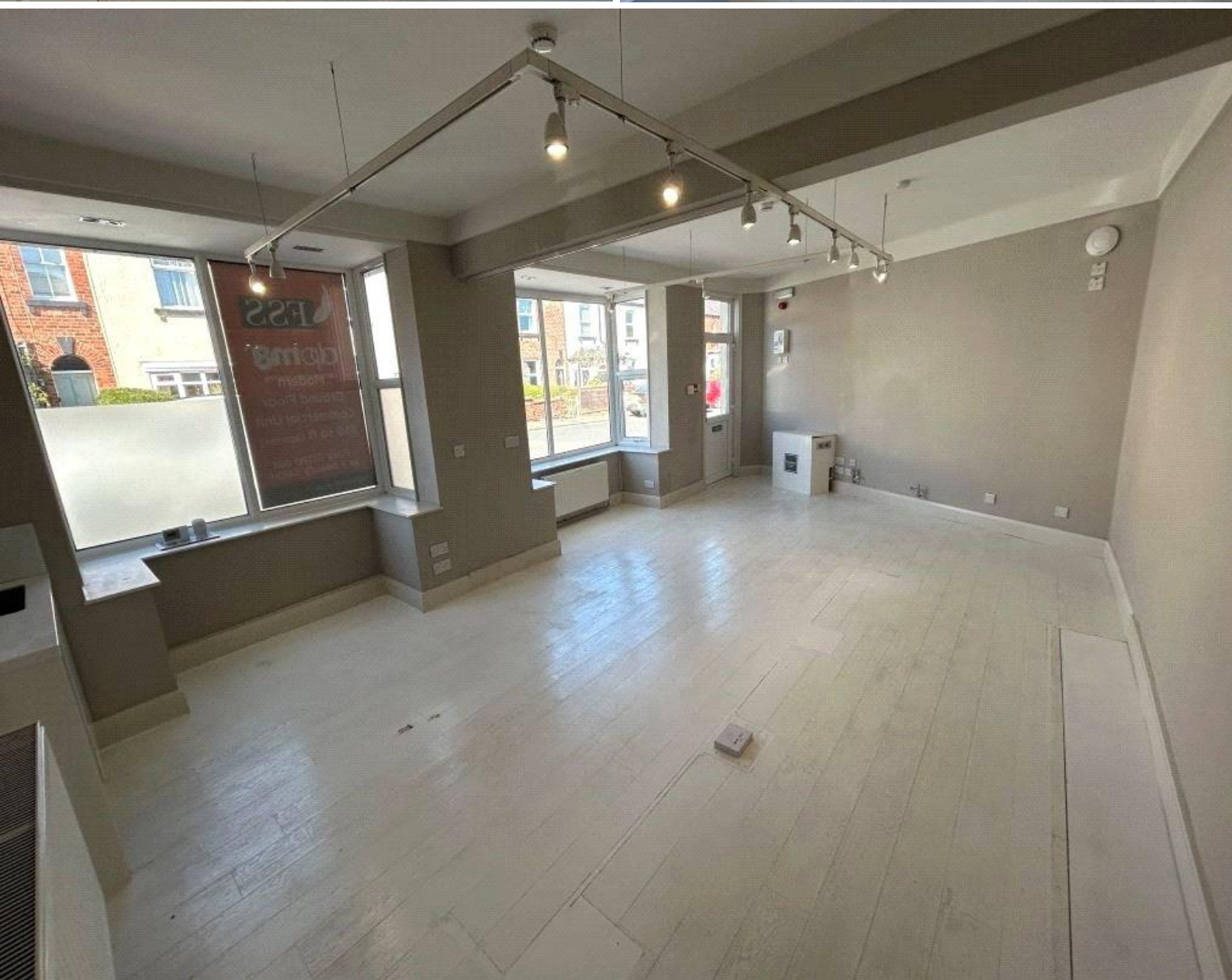
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

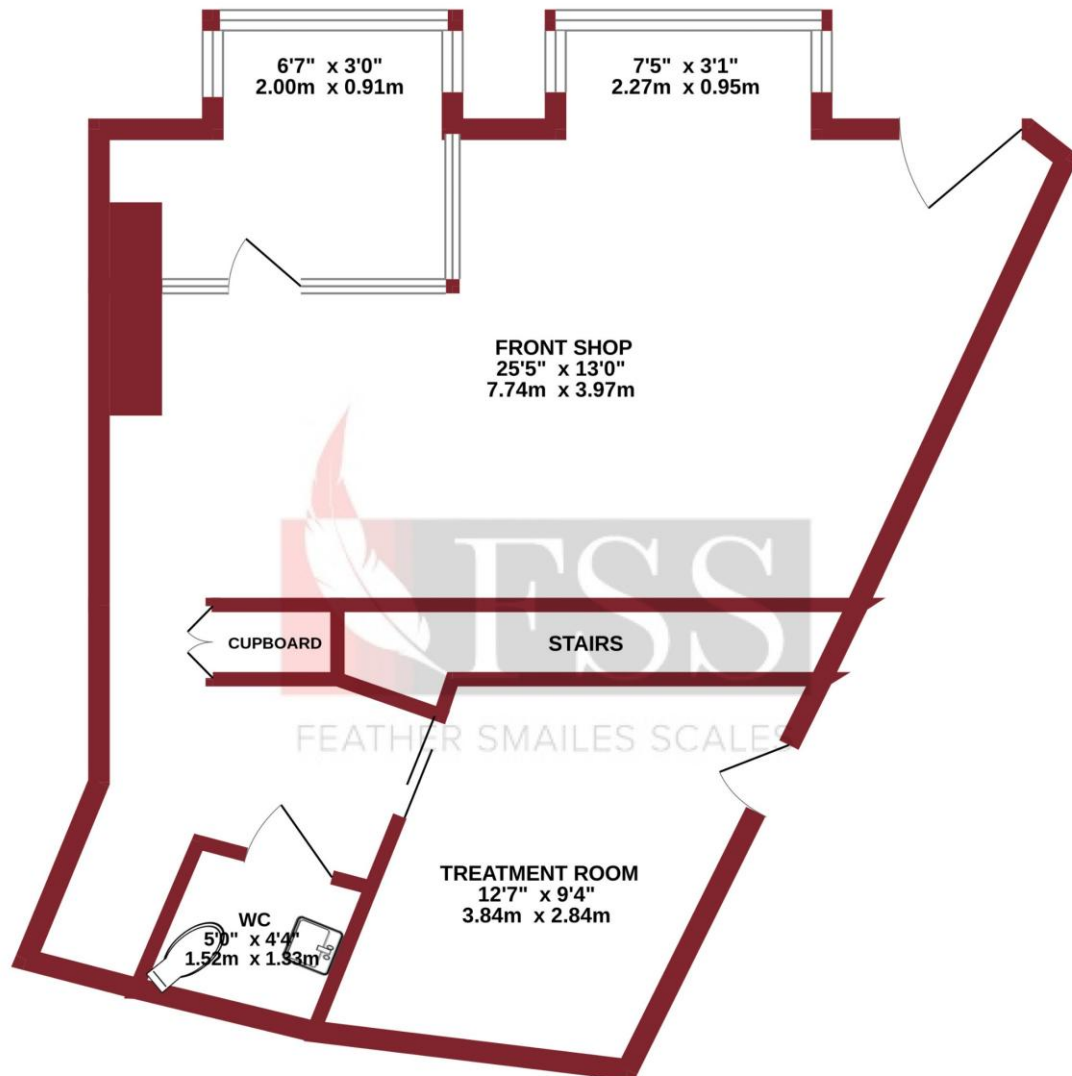
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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