



FSS

QUALITY TRUST VALUE

57 Cold Bath Road, Harrogate
North Yorkshire, HG2 0NL



**PRIME RETAIL SPACE OVER
TWO FLOORS**

£20,000 pa

Description

Versatile retail space in prime Cold Bath Road location

Located on the highly desirable Cold Bath Road, Harrogate, 57 Cold Bath Road offers a spacious and well-presented retail unit in the thriving Cold Bath Road area of Harrogate. The ground floor features a large retail space with modern LED spot lighting and a wood effect flooring, creating a bright and contemporary setting that would be easily adapted to various business needs.

The versatile basement provides additional retail or storage space, complete with a WC. The property also includes two dedicated car parking spaces to the rear.

The property is currently occupied by Pirta decorating centre but is available via a lease assignment.

Terms

The property is available by way of an assignment of the existing lease ending in May 2031.

Rateable Value

Rateable Value: £17,750

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

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

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

Planning

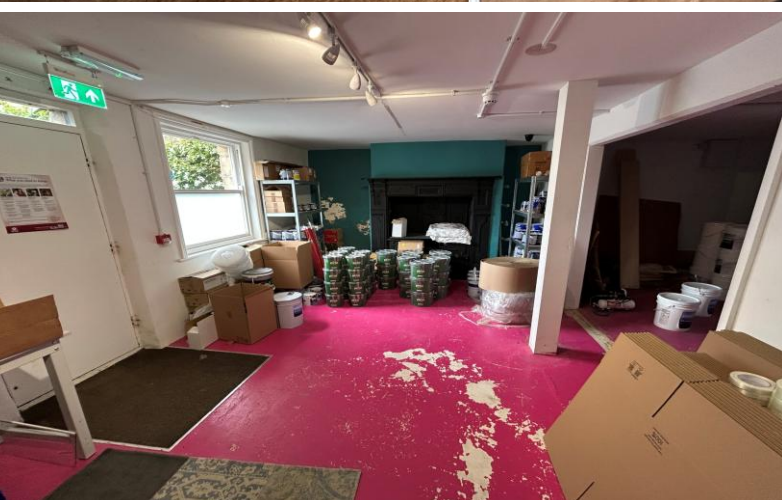
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

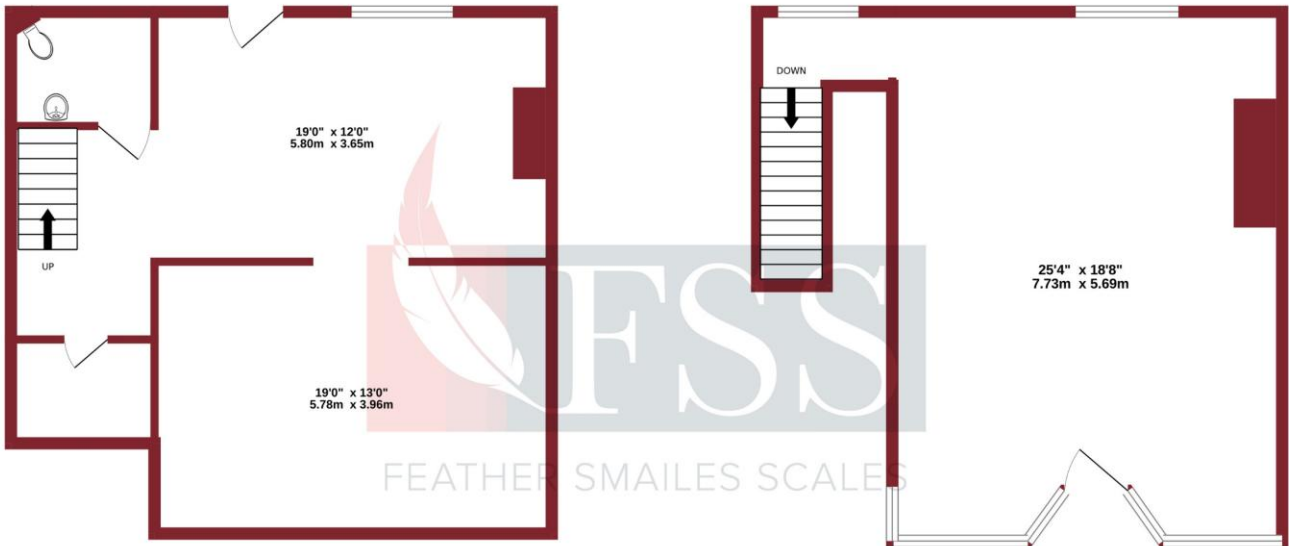
Viewing

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



BASEMENT
610 sq.ft. (56.6 sq.m.) approx.

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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