

**PRIME RETAIL/TREATMENT
PREMISES IN PROMINENT
LOCATION**

£18,000 PA

Description

An excellent opportunity to lease a well-presented beauty and hair salon premises in a prominent Harrogate town centre location on Station Parade. Formerly occupied for many years by the established "Salon Novu", the property offers ready-made salon-style accommodation ideally suited for hair, beauty, aesthetics, wellness and similar uses.

The accommodation extends to approximately 1,348 sq ft (125.2 sq m) and comprises a bright open-plan salon area with extensive glazed frontage, modern décor and feature lighting. To the rear are several private treatment rooms together with staff and ancillary facilities.

The property occupies a highly visible position close to Harrogate railway station and town centre amenities, within an established parade of retail, leisure and professional occupiers. Available by way of a new lease on terms to be agreed.

Terms

The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £18,500

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

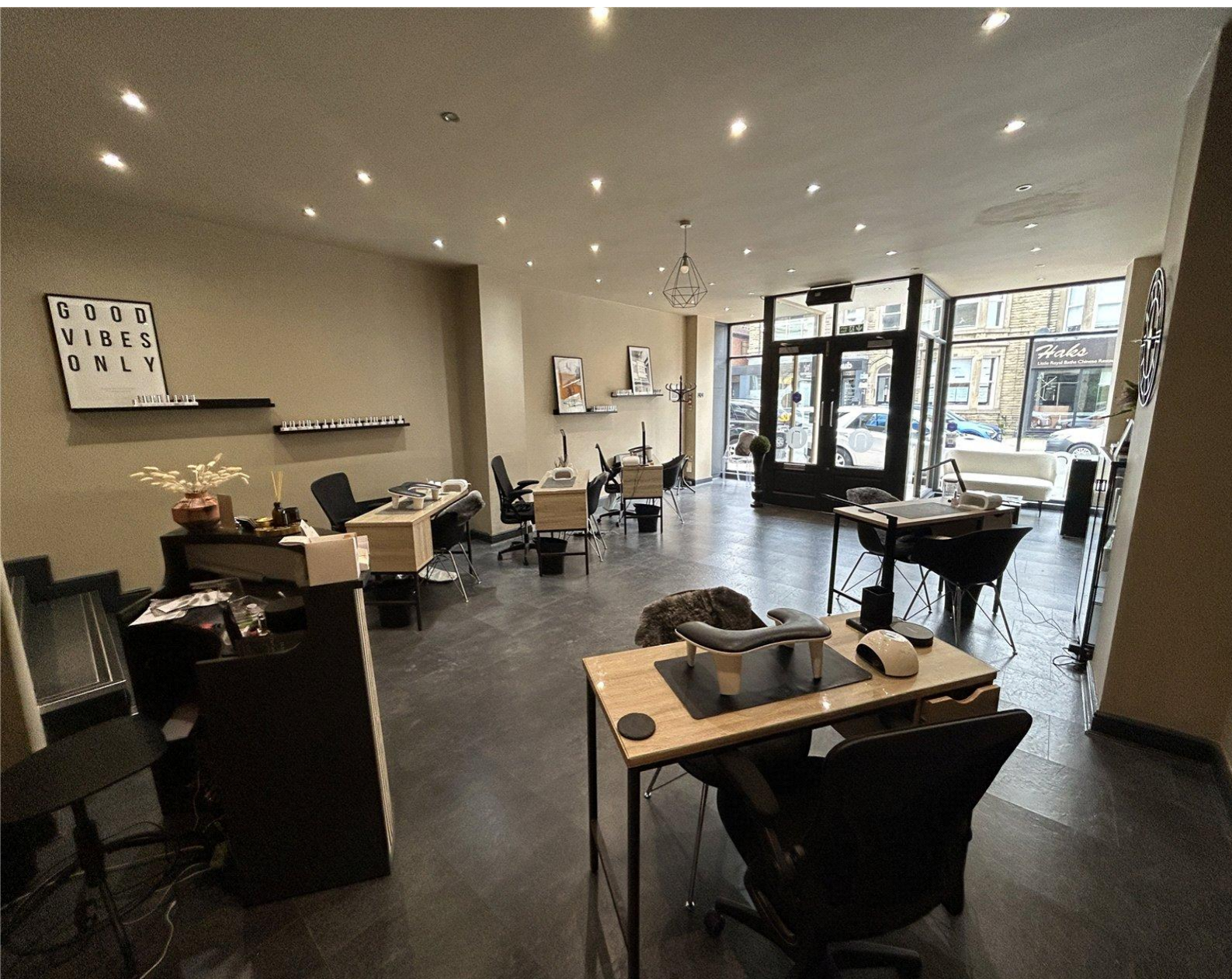
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

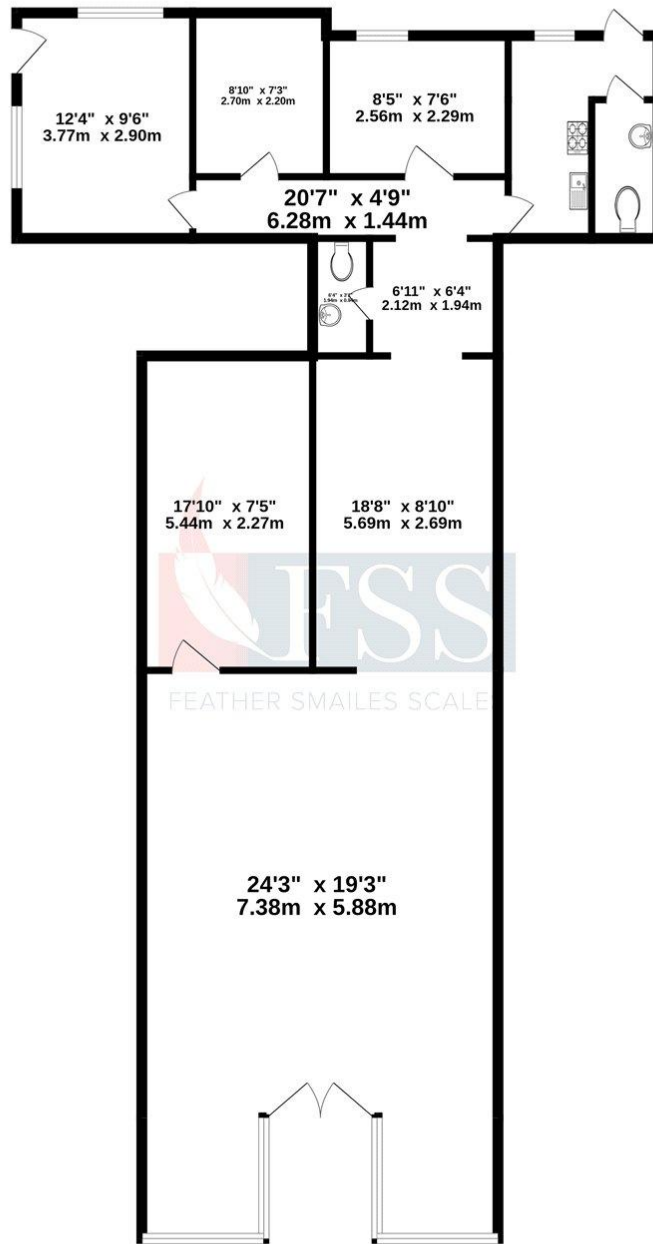
All mains services are connected to the property.

Viewing

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

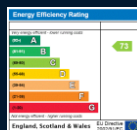


GROUND FLOOR
1348 sq.ft. (125.2 sq.m.) approx.



FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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