

HARROGATE

12 MONTPELLIER PARADE

PROMINENT SHOP TO LET



- Prominent location in the sought after Montpellier Quarter
- GF Lock Up : 733 sq ft
- Rent - £40,000



The premises occupy a prominent location in the sought after Montpellier Quarter - Harrogate's most stylish destination, offering over 50 fashion boutiques, salons, cafes and restaurants. Located just down from the iconic Bettys' Tea Rooms, the Montpellier Quarter is home to the likes of: **Max Mara, Morgan Clare, Toast, Tom Howley Kitchens**. The adjacent property - The Herald Buildings have recently been redeveloped into retail at ground floor with Harrogate's most exclusive flats on the upper floors. The majority of the ground floor has been let to the luxurious tile retailer, Claybrook.

ACCOMMODATION

The premises are arranged over ground floor only and consist of the following approx floor areas:

Ground Floor Sales 587 sq ft / 54.5 sq m
Ground Floor Stock 146 sq ft / 13.6 sq m

TERM

The premises are available by way of a new internal repairing and insuring lease with the common parts covered by way of a service charge.

RENT

£40,000 pax

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

SERVICE CHARGE

The current annual service charge is £576 pa.

BUSINESS RATES

We have been informed by the Local Rating Authority that the premises are subject to the following rating assessment:

Rateable Value (April 2026): £28,250

EPC

An Energy Performance Certificate is available upon request.

VIEWING

Please contact Tom Limbert for further information / to arrange a viewing:

tom@central-retail.co.uk / 07876 440994

SUBJECT TO CONTRACT



Harrogate (12 Mont)

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