

24 Regent Parade, Harrogate
North Yorkshire
HG1 5AZ



**CORNER RETAIL UNIT IN AN
EXCELLENT PROMINENT POSITION**

£17,500 PA

Description

An attractive and prominent retail premises occupying an excellent corner position at the junction of Regent Parade and Westmoreland Street, close to Harrogate town centre. The property benefits from extensive glazed frontage to two elevations, providing excellent natural light, strong visibility and an attractive retail presence.

The accommodation extends to over 1,200 sq ft across the ground floor and basement. The ground floor provides a spacious and largely open plan retail area with characterful timber flooring and excellent display space. The substantial basement provides further usable retail accommodation together with useful storage and WC facilities.

The property is currently occupied as a vintage clothing boutique and will be available from 1st December 2026.

Terms

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

Business Rates

Rateable Value: £13,250

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

Vat is not payable on the property.

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.

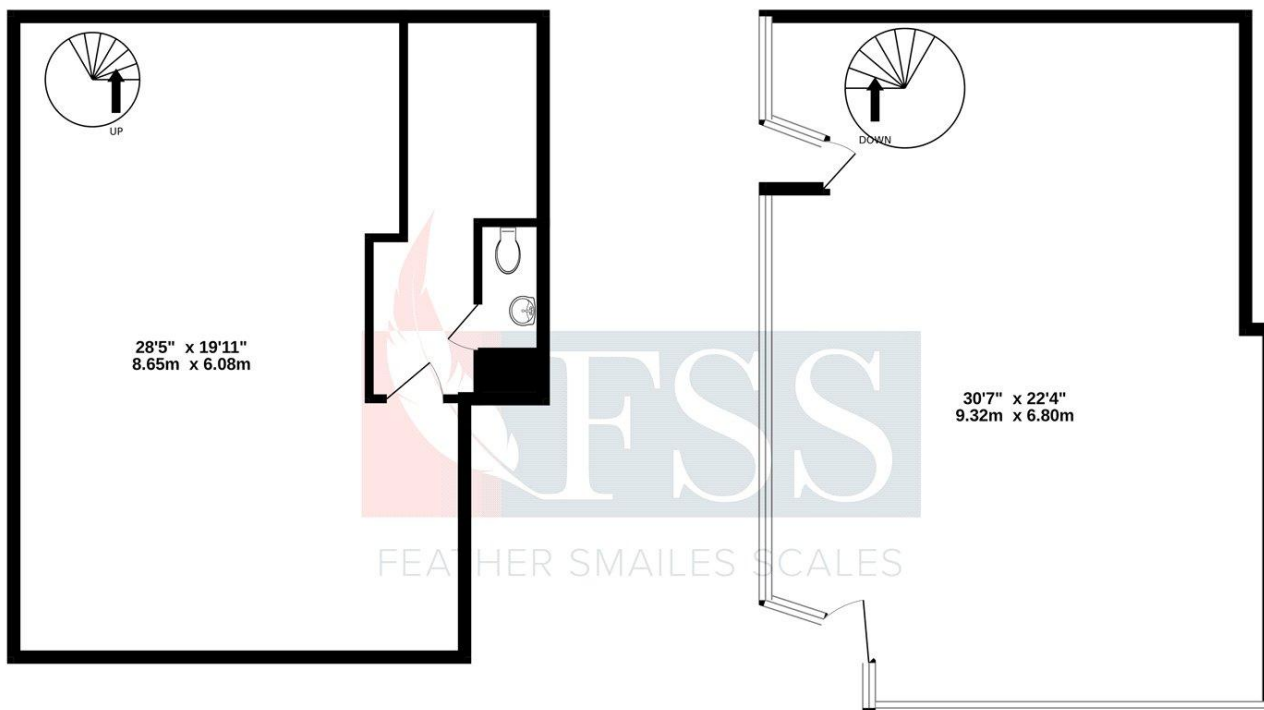
Viewing

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



BASEMENT
619 sq.ft. (57.5 sq.m.) approx.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

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