

1 Commercial Street, Harrogate, HG1 1UB



Retail premises on Established Parade in Harrogate Town Centre

- Town Centre Retail premises
- Established independent shopping parade
- Ground Floor Retail Sales & Office
- Basement Storage
- Close to Harrogate Bus and Train Stations
- £12,500 p.a. exclusive

Retail
TO LET

574 sq ft
(53.33 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	574 sq ft
Rent	£12,500 per annum
Rateable Value	£12,500 Interested parties are advised to contact the Local Rating Authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

Description

The premises comprise a ground floor retail unit and basement storage within a semi-detached, three storey building under a pitched tiled roof.

The property comprises retail accommodation and ancillary staff accommodation on the ground floor and a basement store.

Location

The property is situated on Commercial Street, close to Station Parade and its intersection with Beulah Street.

Nearby occupiers include White Rose Sewing, Shelter, Beks Electrical and over 20 independent shops with its own Commercial Street Retailer Group.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford Airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	221	20.53	Available
Ground - Rear Office	153	14.21	Available
Basement - Store Room	200	18.58	Available
Total	574	53.32	

Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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