

TO LET

GROUND FLOOR

PRIME RETAIL / F&B OPPORTUNITY

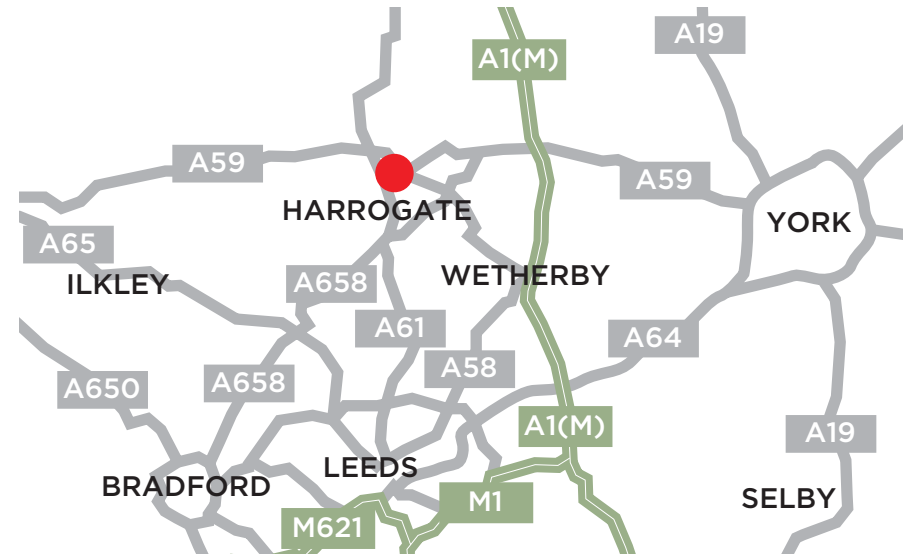
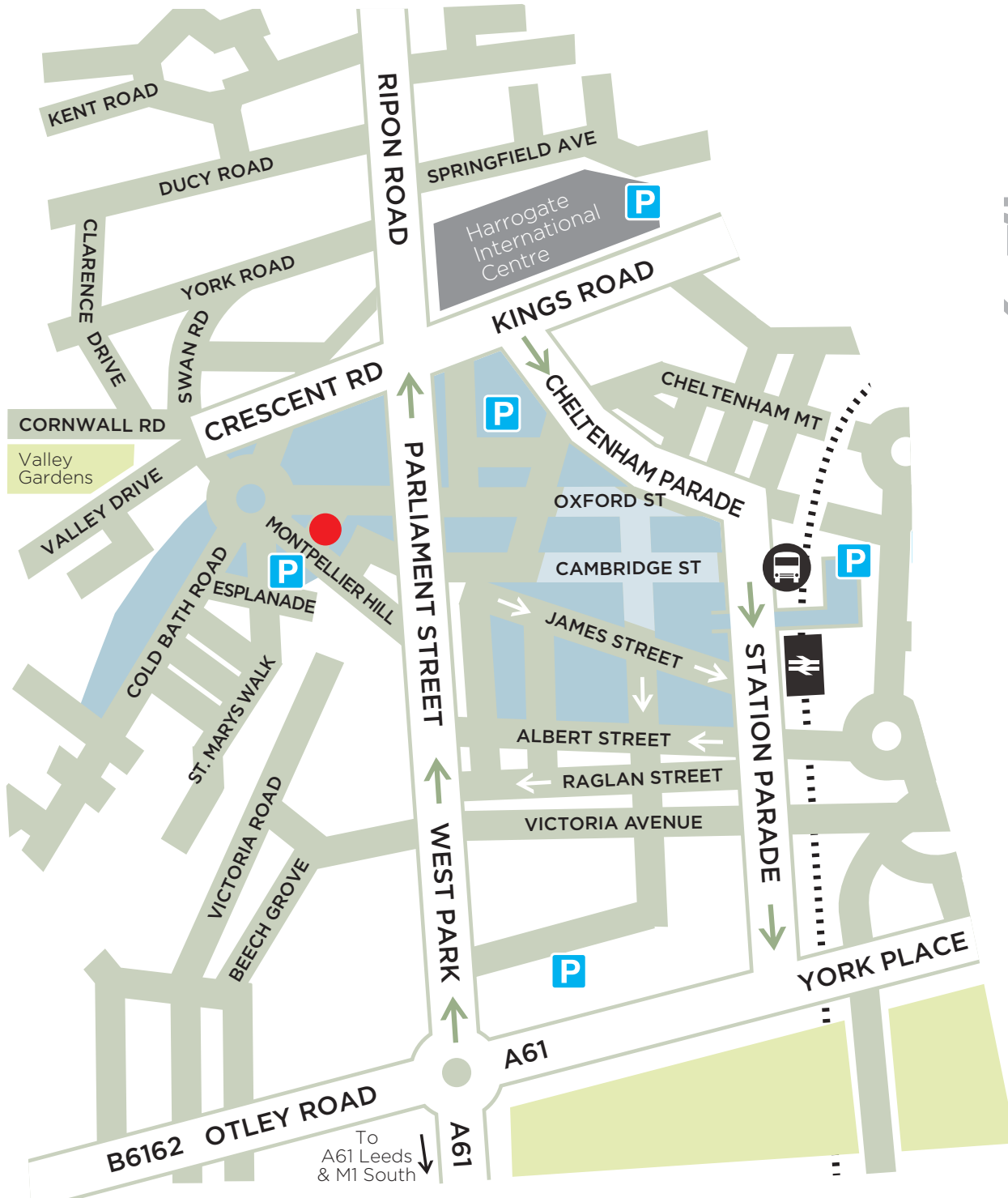
Available Q3 2024

224m² (2,411 sq ft)
(incl. mezzanine floor)



EXCEPTIONAL PRIME HARROGATE
TOWN CENTRE LOCATION

14 MONTPELLIER STREET, HARROGATE, HG1 2TQ



SITUATED IN A PRIME POSITION IN THE STYLISH MONTPELLIER QUARTER IN HARROGATE TOWN CENTRE

LOCATION

The premises occupy a very prominent position on Montpellier Street in the heart of Montpellier Quarter, a fashionable and stylish area within Harrogate Town Centre known for its specialist retailers in Fashion, Art, Interiors and its niche cafes and restaurants.

This attractive, vibrant and popular quarter includes fashion retailers Toast, Morgan Clare and India Mahon Jewellery, Suzie Watson and Richard Grafton Interiors and Sutcliffe and Watermark Galleries. Close to Bettys, The Fat Badger and The Ivy, Montpellier Quarter also offers a range of cafes and restaurants including FI:K, William and Victoria, Fisk, Domo and the Drum and Monkey.



Primary Retail
Population
160,000
Source: ONS



Consumer
base of
354,000
Source: Completely Retail



68% of population
categorised as
ABC1
Source: ONS



6 million
tourists visit
annually
Source: STEAM



Total retail expenditure
in 2021 was
£637m
Source: STEAM



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Indicative CGI image showing example layout.

DESCRIPTION

Following redevelopment of the whole building, the ground floor commercial unit is due to be completed Q3 2024. The unit will provide a dramatic double height space with a feature mezzanine floor, presenting an opportunity for either a quality restaurant bar or retailer to occupy the space. The unit will be handed over as a shell with capped off services, ready for a bespoke fit out.

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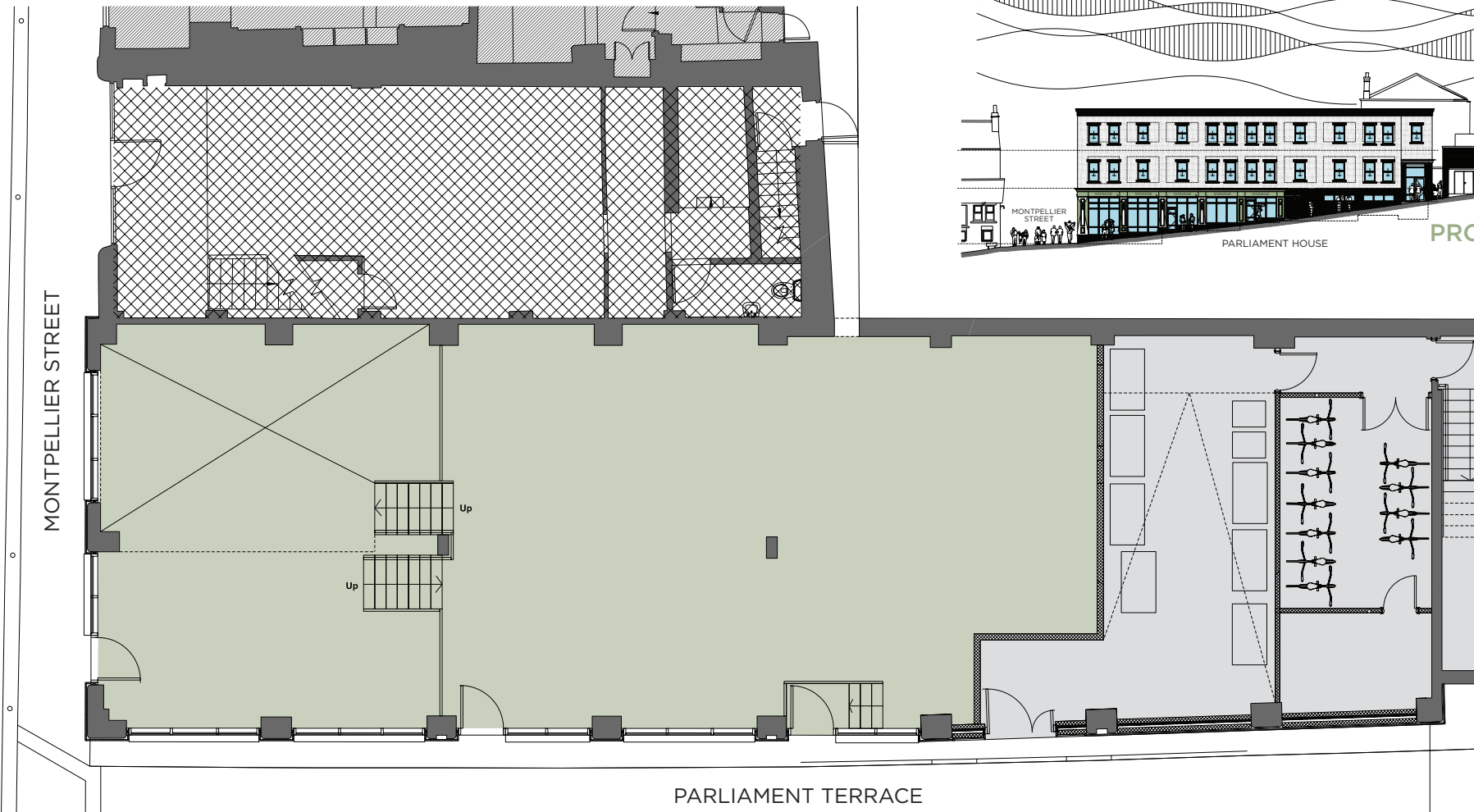
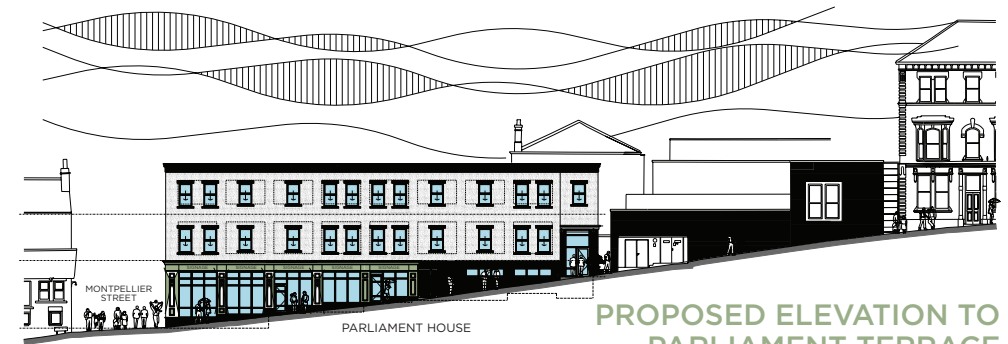
GROUND FLOOR **224m² (2,411 sq ft)** (incl. mezzanine floor)

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

RETAIL/LEISURE - UNIT 1

| | | |
|---------------|--------------------------|--------------------|
| Retail GIA | 189m ² | 2,034 sq ft |
| Mezzanine GIA | 35 m ² | 377 sq ft |
| TOTAL | 224 m² | 2,411 sq ft |



LEASE TERMS

The unit is available on a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

VAT

Applicable at the prevailing rate.

RATING

The premises will need to be re-assessed for rating purposes upon completion of the development. Interested parties are advised to contact North Yorkshire Council on 01423 500600 for further information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

The property will be assessed for an Energy Performance Certificate (EPC) on completion.

FURTHER INFORMATION

For further information please contact the joint letting agents.

ANTI-MONEY LAUNDERING Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

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Peter Rawnsley
pr@montpellierproperty.com

Helen Cox-Rawnsley
hcr@montpellierproperty.com



Louise Larking
Louise.Larking@fljtd.co.uk

Jack Francis
jack.franis@fljtd.co.uk

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