

14 Montpellier Street, Harrogate, HG1 2TQ



Prime new retail/leisure opportunity in Harrogate Town Centre

- Prime Retail/ Bar/Restaurant opportunity
- Prominent position in the stylish Montpellier Quarter in Harrogate town centre
- Vibrant and popular area for Fashion, Art, Interiors, cafes and restaurants
- Retail arranged over ground floor including a small mezzanine

Leisure, Retail

TO LET

2,411 sq ft

(223.99 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	2,411 sq ft
Business Rates	The premises will need to be re-assessed for rating purposes upon completion of the development. Interested parties are advised to contact North Yorkshire County Council on 01423 500600 for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

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.

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 cafés and restaurants including F!K, William and Victoria, Fisk, Domo and the Drum and Monkey.

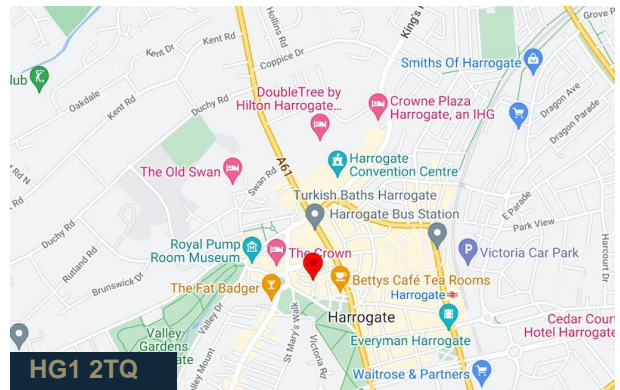
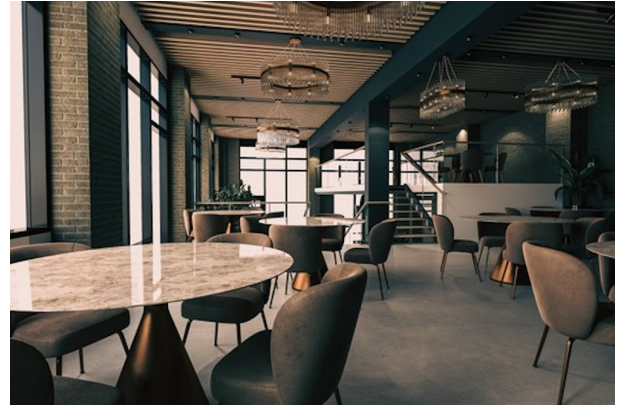
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,034	188.96	Available
Mezzanine - Floor	377	35.02	Available
Total	2,411	223.98	

Terms

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



Viewing & Further Information

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