

Unit 5, Montpellier Mews, Harrogate, HG1 2TQ



Retail unit in Montpellier Mews, Montpellier Quarter, Harrogate Town Centre

- Retail unit in attractive Montpellier Mews Complex
- Fashionable location in Montpellier Quarter in Harrogate Town Centre
- £8,500 p.a. with no business rates payable

Retail

TO LET

232 sq ft

(21.55 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	232 sq ft
Rent	£8,500 per annum
Rateable Value	£8,000 A new tenant will be eligible for small business rate relief, no rates payable subject to an occupier's status. Interested parties are advised to contact the Local Rating Authority North Yorkshire County Council on 01423 50600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The property is situated close to The Antiques centre in the Montpellier Mews Complex in the heart of the Montpellier Quarter.

Occupiers in the immediate vicinity comprise a mix of specialist interiors and fashion retailers including Sutcliffe Galleries, Home and Garden, Haus Antiques, India Mahon and Susie Watson Designs, and niche cafes and restaurants including Jenny's Tearoom, Fik, Fisk and The Drum and Monkey.

The property provides a self-contained retail unit close to The Antiques Centre within the attractive Montpellier Mews Complex.

Location

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 of the following

Name	sq ft	sq m	Availability
Ground - Floor - Unit 5 Montpellier Mews	232	21.55	Available
Total	232	21.55	

Terms

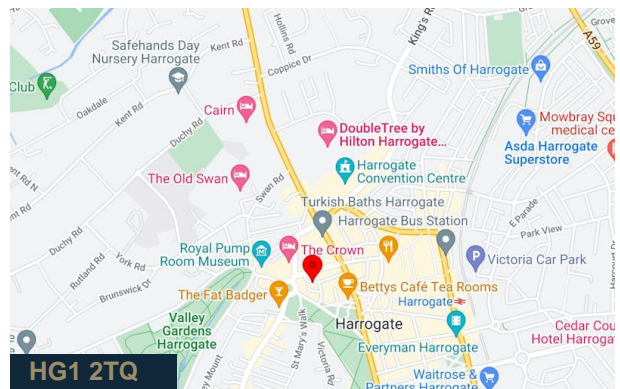
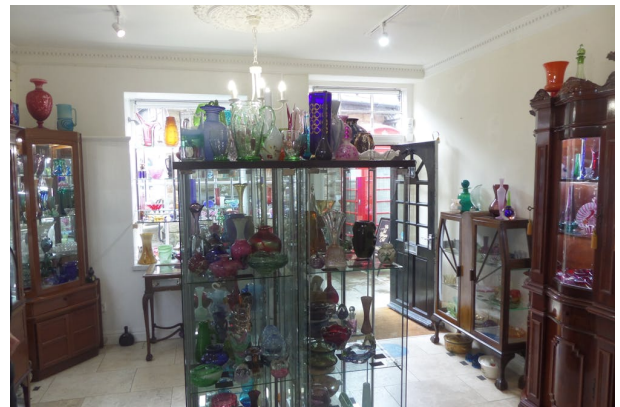
The property is available to let by way of a new effective FRI lease for a term of years to be agreed.

Legal costs

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

VAT

We understand that the property has not been elected for VAT and therefore VAT will not be chargeable in addition to the rent.



Viewing & Further Information

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