

8 Royal Parade, Harrogate, HG1 2TG



Retail unit on Royal Parade in the fashionable Montpellier Quarter of Harrogate town centre.

- Prominent trading position on Royal Parade
- Located in fashionable Montpellier Quarter in Harrogate Town Centre
- Offering retail sales and ancillary staff accommodation
- Nearby occupiers - fashion, art and interiors and niche cafes and restaurants

Retail

TO LET

906 sq ft

(84.17 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	906 sq ft
Rent	£27,500 per annum
Rateable Value	£18,750 We understand that an ingoing tenant will be entitled to Retail Business Rates Discount - 75% discount off business rates bills for the 2024-2025 billing year (1st April 2024 to 31st March 2025) subject to an occupier's status. Interested parties are advised to contact the Local Rating Authority North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	The ingoing tenant will be responsible for a contribution of £750 towards the Landlord's legal costs and the preparation of the new lease.
EPC Rating	B (48)

Description

The property forms part of a traditional building of stone construction under a pitched slate covered roof with modern glazed frontage offering retail sales and ancillary staff accommodation.

Location

Royal Parade is situated in Montpellier Quarter in Low Harrogate, a specialist retail area on the western side of the town centre. The surrounding occupiers form a mixture of high class retail, restaurant and residential apartments.

The property is situated on the western side of Royal Parade. Fashion retail occupiers within the vicinity include Toast and Morgan Clare and in interiors - Susie Watson Designs, Richard Grafton Interiors and Tom Howley Kitchens, in cafes and restaurants FIK, Fisk, Domo, Hoxton North. Other notable occupiers are The Drum and Monkey, Tennants Auctioneers and Betty's tearooms.

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.

Lease

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



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com