

13 James Street | Harrogate |
HG1 1QS

Prime Retail Premises | To Let



Key features

- Retail premises in established position on James Street
- Unique ornate retail frontage
- Adjacent to Waterstones & opposite new Oliver Bonas premises
- Harrogate railway station & bus station within a few minutes walk
- Subject to vacant possession



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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 the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

The property is situated in a prime trading location on the western section of James Street, close to Prospect Crescent and Prospect Place.

Nearby retailers include Waterstones, Seasalt, Oliver Bonas, White Company, Pret a Manger, Russell & Bromley, Yorkshire Soap Co and Hugh Rice Jewellers.

Description

The subject property comprises a mid-terrace property under a pitched roof with retail accommodation on the ground together with ancillary staff facilities and storage at first, second and third floor levels.

Accommodation

The property has the following approximate net internal floor areas:-

Ground floor sales		151.90 Sq.m		1,635 Sq.ft
First floor anc		75.19 Sq.m		809 Sq.ft
Second floor anc		61.24 Sq.m		659 Sq.ft
Third floor anc		36.29 Sq.m		391 Sq.ft

There is also a hatch access to basement accommodation, although this has not been measured.



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Terms

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

Rent

£85,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £81,000

For rates payable please refer to the Local Charging Authority, North Yorkshire County Council - 0300 131 2131.

Legal costs

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



Contact

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VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessees

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