



To Let

8 Union Street, Harrogate, HG1 1BS



Sanderson  
Weatherall



- Ground floor and first floor retail unit to let
- Located in Harrogate town centre
- Close to Parliament Street and Oxford Street
- Immediately adjacent to the multistorey car park
- To Let on a new lease at an initial rental of **£12,500** pax

### Location

The property is located on Union Street in Harrogate Town Centre nearby to its junction with Oxford Street.

The 444 space Jubilee Multi Storey car park is immediately adjacent and the Convention Centre is a short walk away.

Opposite is the former Debenhams department store which is planned for redevelopment to provide both commercial and residential accommodation.

Occupiers nearby include Ryman, Geek Retreat, and numerous specialist shops and cafes.

Parliament Street where occupiers such as Betty's, Five Guys, Wagamama etc are located is approximately 70m away.

## Description

The property comprises sales accommodation at ground floor and staff and storage at first floor level.

## Accommodation

The property provides the following approximate areas.

|                       |            |           |
|-----------------------|------------|-----------|
| Internal Width        | 4.33m      | 14ft 3ins |
| Ground Floor Sales    | 18.58 sq m | 200 sq ft |
| First Floor Ancillary | 16.35 sq m | 176 sq ft |

## Lease

The shop is available on a new lease for a term to be agreed at an initial rent of £12,500 pax. The lease will be on effective full repairing and insuring terms by way of a service charge.

## Rateable Value

The rateable value of the property as at 1<sup>st</sup> April 2026 is £6,900 pa.

## Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

## EPC

The shop has an Energy Performance Certificate with a rating of C74. A copy of the certificate is available upon request.

## Legal Costs

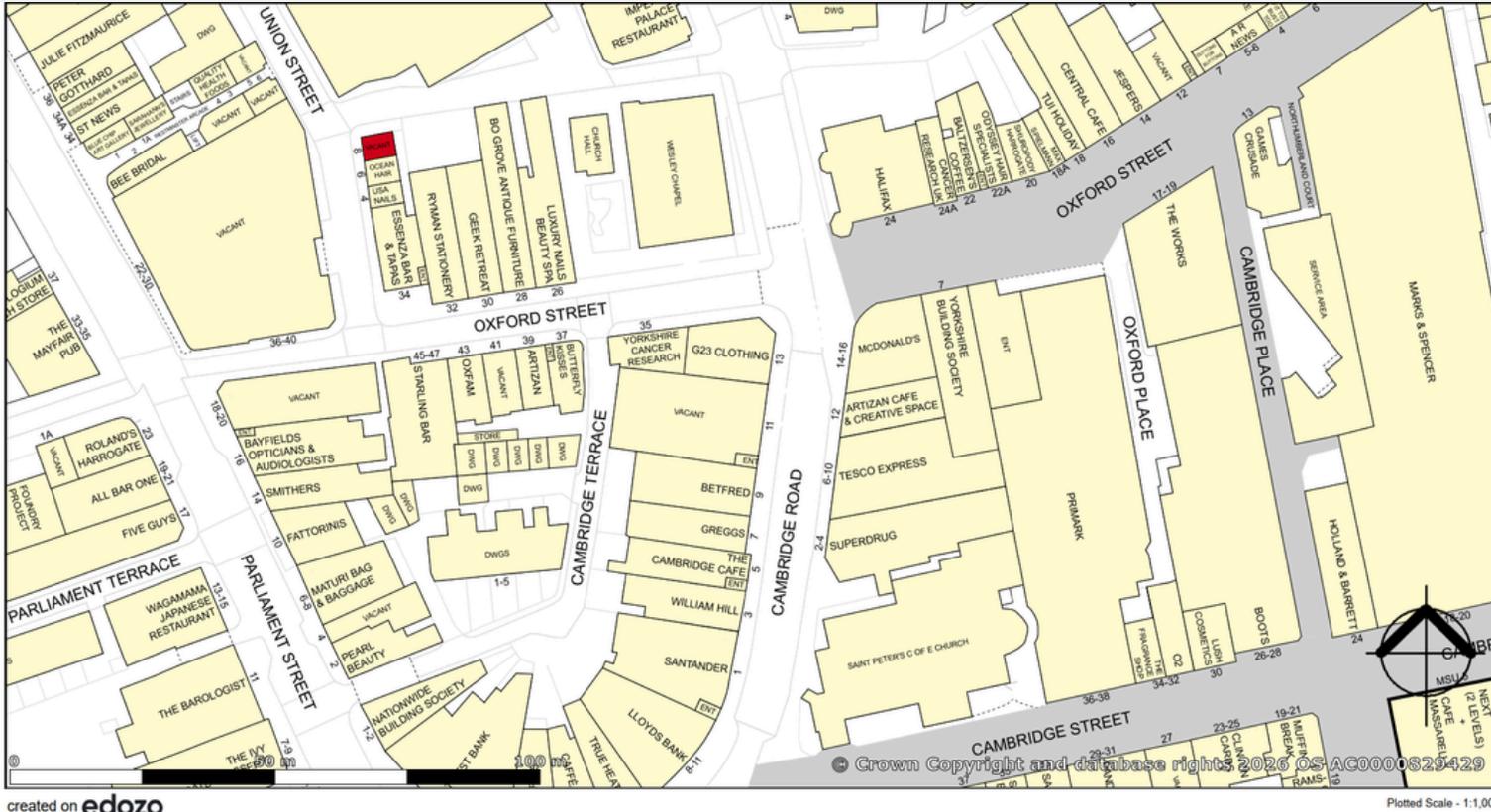
Each party is to be responsible for their own legal and other costs incurred in the transaction.

## VAT

The property is elected for VAT so this will be payable on the rent.

## Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.



# Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact  
**Peter Heron**  
**07843 634158**  
**peter.heron@sw.co.uk**

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Plotted Scale - 1:1,000

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