

LANDMARK TOWN-CENTRE
LEISURE OPPORTUNITY



BAR / RESTAURANT /
LEISURE UNIT
7,117 SQ FT TO LET

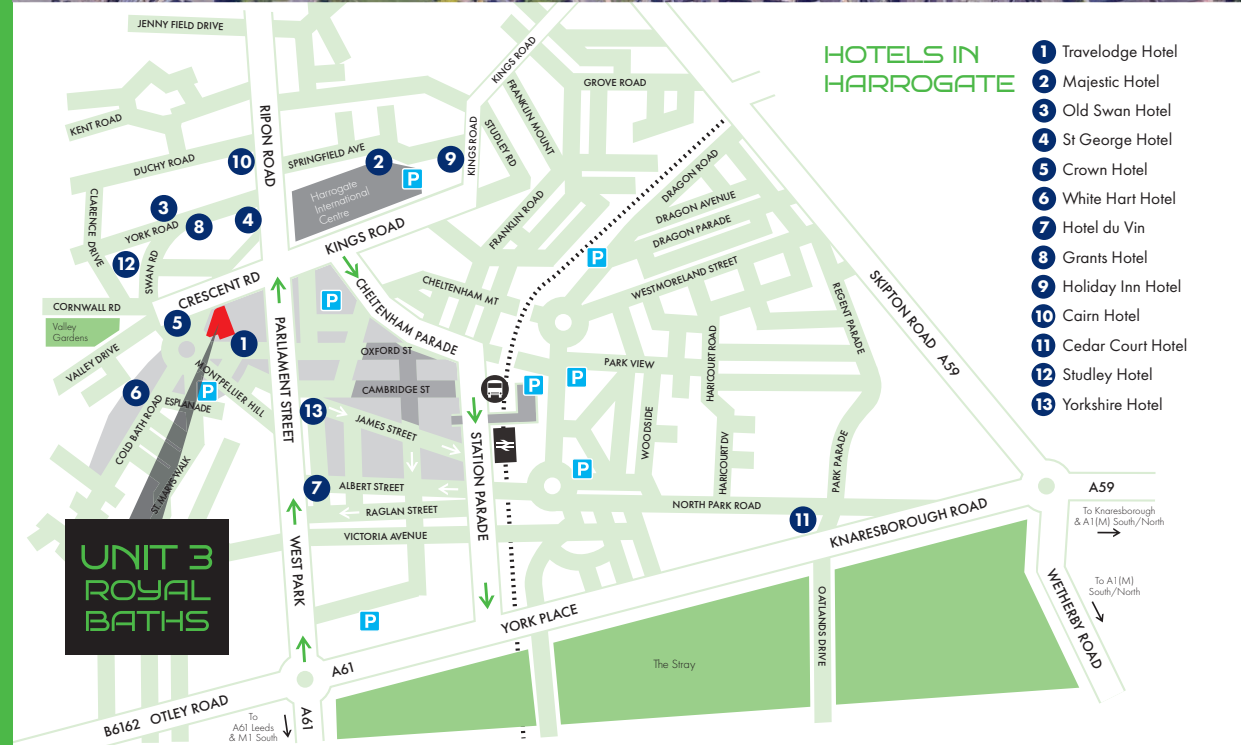
UNIT 3, ROYAL BATHS, HARROGATE, HG1 2WL

Harrogate is an affluent and highly regarded spa town with a well-established visitor economy and strong food, drink and leisure offer.

The Royal Baths occupies a prime town-centre position just off Parliament Street, at the entrance to the historic Montpellier Quarter. The Grade II listed complex is one of Harrogate's most distinctive landmarks, originally developed to accommodate its celebrated Turkish Baths and pump rooms.

Today, the Royal Baths and surrounding streets form one of the town's principal leisure destinations, with nearby occupiers including The Winter Gardens by J D Wetherspoon, Royal Baths Chinese Restaurant, The Drum & Monkey, Foundry Project, Bettys Café Tea Rooms, The Ivy Harrogate Brasserie and Garden, MOJO, All Bar One, Five Guys and Wagamama.

The property is also close to Harrogate Convention Centre, which hosts more than 120 conventions annually, contributes approximately £45 million to the local economy and encourages over 85% of attendees to revisit the town. Harrogate also benefits from major annual events including the Great Yorkshire Show, which attracts over 140,000 attendees.



120
conventions
annually

at the Harrogate
Convention Centre

3 million annual visitors...

Contribute
£450m
to the local
economy (Harrogate BID)

Harrogate
attracts more than

3 million
visitors
a year

(Harrogate BID)

Home
ownership
in Harrogate

70%

(ONS 2021)

UNIT 3, ROYAL BATHS, HARROGATE, HG1 2WL

Unit 3 provides an impressive and highly characterful trading environment within the historic Royal Baths complex.

The accommodation is arranged principally over the ground floor and incorporates a substantial main trading room, secondary bar and a variety of seating areas. The space benefits from generous ceiling heights, large character windows and architectural detailing consistent with the heritage of the building.

A basement provides useful cellar, storage and ancillary accommodation.



The property also benefits from a **substantial external seating terrace**, providing valuable outside trading space and enjoying sunlight during the afternoon.



KEY HIGHLIGHTS



Landmark
Grade II
listed building



Prime Harrogate
town-centre
leisure location



Approximately
8,094 sq ft of internal
accommodation



Approximately
2,315 sq ft external
seating terrace



Impressive ceiling
heights and
character windows



Main trading room,
secondary bar and
multiple seating areas



Established
food, drink and
leisure pitch



Suitable for a range
of bar, restaurant
and leisure concepts
(subject to the necessary consents)

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ACCOMMODATION

The property provides the following approximate areas:

Ground floor	7,117 sq ft	661.2 sq m
Basement/cellar	977 sq ft	90.8 sq m
Total internal accommodation	8,094 sq ft	752.0 sq m
External seating terrace	2,315 sq ft	215.1 sq m

All areas and measurements are approximate and should be verified by interested parties.

GROUND FLOOR PLAN



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TENURE

The property is available by way of a new Internal Repairing and Insuring lease for a term to be agreed.

RENT

On application.

Rent is exclusive of business rates, service charge, insurance, utilities, VAT and all other occupational costs.

BUSINESS RATES

Interested parties should make their own enquiries of the Valuation Office Agency and North Yorkshire Council to confirm the current rateable value and rates payable.

SERVICE CHARGE

A service charge will be payable in respect of the maintenance, repair, management and operation of the common parts and wider Royal Baths complex.

Further information is available on application.

Misrepresentation Act: Align Property Partners for themselves and for the Vendors and Lessors of this property whose agents they are give notice,

i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Align Property Partners has any authority to make or give any representation or warranty whatever in relation to the property June 2026. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500.

PLANNING AND LICENSING

The premises have previously accommodated bar, restaurant and leisure uses.

Interested parties should satisfy themselves that their proposed use is permitted and obtain any planning, premises-licensing, building-regulation or other statutory consents required.

EPC

The Energy Performance Certificate is available on application.

VAT

All figures are quoted exclusive of VAT, which may be payable where applicable.

LEGAL COSTS

The ingoing occupier will be required to pay the councils reasonable legal costs in preparation of the lease.



VIEWING AND FURTHER INFORMATION



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