



11 Cambridge Road,
Harrogate,
HG1 1AA

Ground Floor Unit
Retail/Leisure

TO LET

PRIME RETAIL/LEISURE

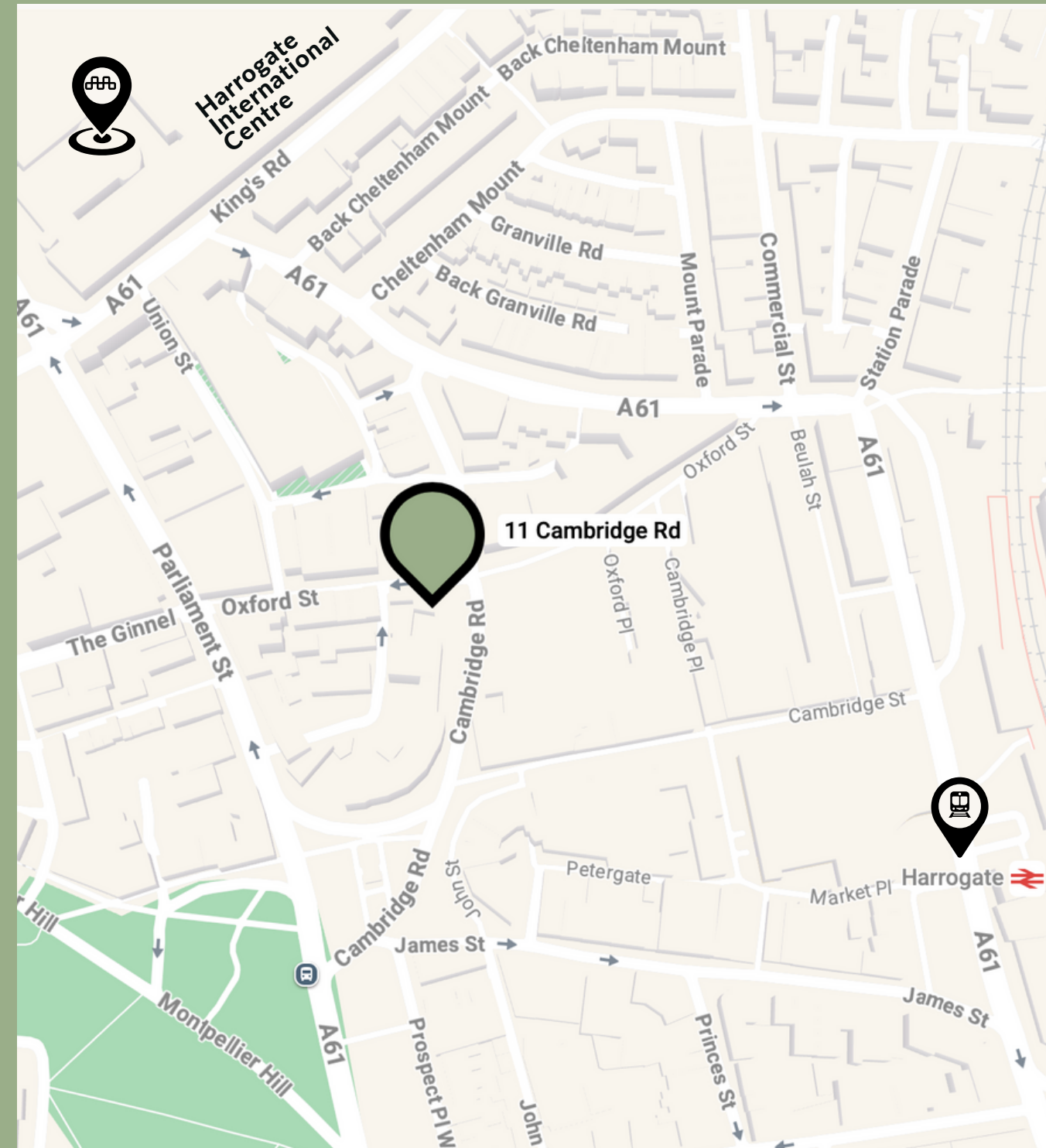
Harrogate Town Centre

- Landmark building in the heart of Harrogate, one of Yorkshire's most desirable towns.
- Highly visible in a prime commercial location with national brand occupiers.
- Flexible layout for a variety of Retail and Leisure uses.

Size: 1,229 ft² (114.19 m²)



Front cover features indicative CGI images showing example interiors.



A PRIME POSITION IN THE HEART OF HARROGATE TOWN CENTRE

The premises occupy a highly prominent position on Cambridge Road in the heart of Harrogate Town Centre. Situated at the junction of Cambridge Road and Chapel Street the premises are close to the pedestrianised streets of Cambridge and Oxford Street and near to the prime retailing street of James Street. Surrounded by a vibrant mix of national occupiers and independent operators, retail brands close by include Marks and Spencer, Boots and Tesco alongside local independents such as Bean and Bud, Jespers and Baltzersens. The immediate area is characterised by strong daytime and evening trade, thanks to its close proximity to the Central Bus and Train Stations.

11 CAMBRIDGE ROAD, HARROGATE, HG1 1AA



Primary Retail
Population
160,000

Source: ONS



Consumer
base of
354,000

Source: Completely Retail



68% of population
categorised as
ABC1

Source: ONS



6 million
tourists visit
annually

Source: STEAM



Total retail expenditure
in 2021 was
£637m

Source: STEAM



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Indicative CGI image showing example layout.

Originally opened in 1897 as Harrogate's Post Office, 11 Cambridge Road is a historic central property in the heart of Harrogate Town Centre. Designed by the architect Sir Henry Tanner, the building is a typical example of Harrogate architecture from the period, featuring brick construction complemented by elegant local Pateley stone dressings.

The upper floors have already been transformed into high-quality residential accommodation, while the ground floor is available to let, presenting an exciting opportunity for a new commercial occupier.

The available ground floor space offers a flexible open-plan layout, ideal for a stylish retail store, a vibrant café or restaurant, or a distinctive leisure venue. The space provides versatile functionality complimented by ancillary staff and storage areas.

This is a rare opportunity to occupy a historic central property in one of Harrogate's most sought-after locations.

Aparthotel

Aparthotel

Commercial Unit
118.6 m²

ID-01
omit

SVP 9

CAMBRIDGE ROAD

PROPOSED GROUND
FLOOR PLAN

11 CAMBRIDGE ROAD, HARROGATE, HG1 1AA

LEASE TERMS

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

RENT

Upon application.

VAT

Applicable at the prevailing rate.

RATING

The premises will need to be re-assessed for rating the premises upon completion of the development. Interested parties are advised to contact North Yorkshire Council on 01423 500600 for further information.

LEGAL COSTS

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

EPC

The property will be assessed for an Energy Performance Certificate (EPC) upon completion.

FURTHER INFORMATION

For further information please contact the sole letting agent.

ANTI-MONEY LAUNDERING

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

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