

10 Commercial Street, Harrogate, HG1 1TY



Retail premises on established parade in Harrogate town centre

- Retail premises on established retail parade
- Ground floor retail unit with ancillary staff facilities to the rear
- Close to Harrogate Bus and Train Station
- No business rates payable (STS) and no VAT
- £13,00 p.a. exclusive

Retail

TO LET

342 sq ft

(31.77 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	342 sq ft
Rent	£13,000 per annum
Rateable Value	£12,000 An ongoing tenant will be eligible for small business rate relief subject to an occupier's status - no business rates payable) as the rateable value threshold is £12,000.
Service Charge	£1,000 per annum will be charged per for external repairs and maintenance
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (40)

Description

The property is situated on Commercial Street, close to Station Parade and its interjection with Beulah Street. Nearby occupiers include Shelter, Age UK, Martin House, RSPCA, Bek's Electrical and over 20 independent shops with its own commercial street retailer group.

The premises comprise a ground floor retail unit within a mid-terrace, three storey building under a pitched tiled roof offering retail accommodation and ancillary staff facilities to the rear of the unit.

Location

10 Commercial Street, Harrogate is located in the heart of Harrogate town centre within a vibrant and well-established retail area. The property is just a short walk from Harrogate Railway Station and benefits from excellent access to public transport, shops, cafés, restaurants, and other local amenities. Surrounded by independent businesses and enjoying strong pedestrian footfall, the location is well suited for commercial use and provides convenient access to the wider Harrogate area and surrounding road networks.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west 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 a leading conference and exhibition centre in the North of England.

Accommodation

The accommodation comprises of the following

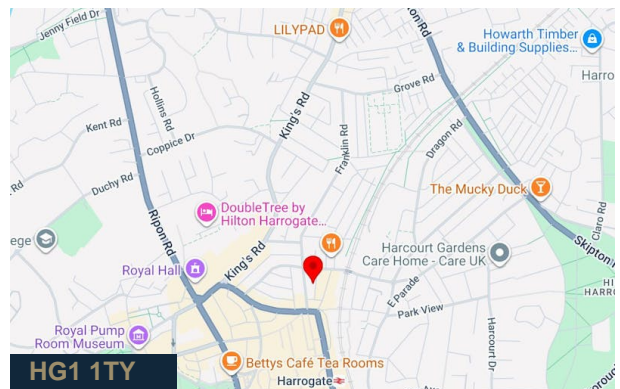
Name	sq ft	sq m	Availability
Ground - 10 Commercial Street	342	31.77	Available
Total	342	31.77	

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be negotiated.

Legal costs

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



Viewing & Further Information

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