

2 Montpellier Street, Harrogate, HG1 2TQ



Prime retail unit in heart of Montpellier Quarter, Harrogate Town Centre

- Desirable area of Montpellier Quarter, Harrogate Town Centre
- Prime position self-contained ground floor retail unit
- Good visibility - end unit with full glazed entrance bay area
- WC and Kitchen facilities
- Suitable for continued retail use - gallery/fashion/interiors/beauty
- £22,000 p.a. exclusive

Retail
TO LET

534 sq ft
(49.61 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	534 sq ft
Rent	£22,000 per annum
Rateable Value	£17,250 Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

The property comprises a self-contained retail unit on the ground floor of an attractive three storey period stone property in the heart of Montpellier Quarter in Harrogate Town Centre.

The premises benefit from a prime position at the top of Montpellier Street next to The Herald Buildings with full glazed bay entrance offering presence and good visibility. The unit is well presented with new stone floors, new counter, WC and storage area to the rear. The premises are suitable for continued retail use including Interiors, Fashion, Beauty, Clinic, Gallery and other retail uses.

Location

The property is situated in the heart of Montpellier Quarter in Harrogate Town Centre which offers a vibrant mix of independent boutiques, high end fashion and interiors retailers alongside galleries, artisan cafés and renowned restaurants such as The Drum and Monkey and William and Victorias, Immediate occupiers include India Mahon, Harrogate Fine Wine, Richard Grafton Interiors, Domo, Fisk and Fl:K and The Antiques Centre.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miels west of the A1(M) and 9 miles from Leeds / Bradford Airport.

Harrogate is one of the largest commerical centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

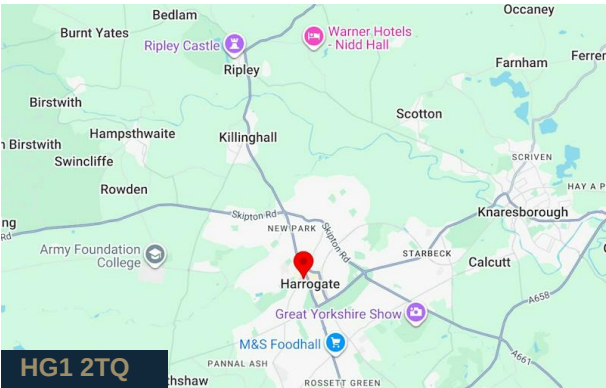
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail	534	49.61	Available
Total	534	49.61	

Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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