

The Herald Buildings, Montpellier Parade, Harrogate, HG1 2TJ



## Exceptional Retail Opportunities in Montpellier Quarter, Harrogate Town Centre

- Prime position in the desirable area of Montpellier Quarter in Harrogate Town Centre
- Distinctive period property in a prominent position on Montpellier Parade
- Two brand new, fully refurbished premium retail units available separately or as a whole
- Exceptionally well presented, elegant retail space with attractive features throughout

Retail  
**TO LET**

**640 to 1,288 sq ft**  
(59.46 to 119.66 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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# The Herald Buildings, Montpellier Parade, Harrogate, HG1 2TJ

## Summary

Available Size	640 to 1,288 sq ft
Rent	£47,500 - £95,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Occupying a prime position in the heart of the prestigious Montpellier Quarter, The Herald Buildings is an attractive period property offering two newly refurbished retail units, available individually or as a whole. With an eye-catching shop front and stylish retail canopies, these units combine modern presentation with period charm. Inside, elegant high ceilings, beautiful wood flooring and architectural features create a sophisticated and inviting retail environment.

Situated at the foot of the Montpellier Hill with views across the sweeping Stray Parkland, The Herald Buildings hold a prime position in the sought after location of Montpellier Quarter, a truly exceptional retail location, blending historic charm with an atmosphere of sophistication and style.

Nestled in the heart of the elegant Spa Town of Harrogate with a vibrant mix of independent boutiques, luxury retailers, and artisan cafés, the unique character of Montpellier Quarter attracts both discerning locals and affluent visitors seeking a premium shopping experience in a relaxed yet refined setting. Surrounded by renowned restaurants, galleries, and high-end retail, Montpellier Quarter offers retailers the perfect balance of elegant surroundings with a unique vibrant community spirit, making it one of Harrogate’s most desirable and dynamic retail destinations.

## Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of 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 one of the leading conference and exhibition centres in the North of England. The resident population is approximately 67,500 with a catchment population order of 50,000 within a 40 minute drive time, within which there is a high socio-economic profile.

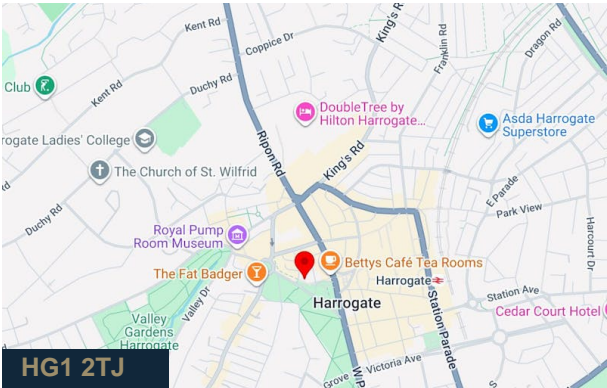
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Floor Unit 3	648	60.20	£47,500 /annum	Available
Ground - Floor Unit 4	640	59.46	£47,500 /annum	Available
Total	1,288	119.66		

## Terms

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



## Viewing & Further Information

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