

11 Cambridge Street, Harrogate, Harrogate, HG1 1AA



Prime retail premises in Harrogate Town Centre

- Highly visible retail premises in a prime commercial location
- Flexible layout for a variety of retail, cafe / restaurant / leisure uses
- Strong daytime and evening trade, close to bus and train stations
- Available September 2025

Retail
TO LET

1,229 sq ft
(114.18 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	1,229 sq ft
Rent	£55,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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.

Location

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.

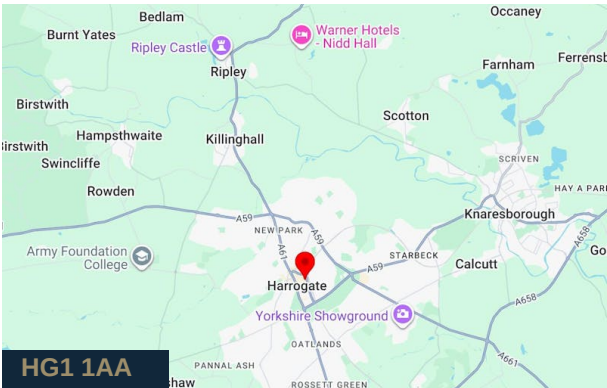
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,229	114.18	Available
Total	1,229	114.18	

Terms

The unit is 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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