

37 Oxford Street, Harrogate, HG1 1PW



Retail unit in the heart of Harrogate Town Centre

- Prominent End Terrace position on Oxford Street
- Dual frontage in popular trading location
- Spacious open plan sales area
- Kitchen and WC facilities and ancillary storage
- £20,000 p.a. exclusive

Retail
TO LET

674 sq ft
(62.62 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	674 sq ft
Rent	£20,000 per annum
Rateable Value	£18,000 Interested parties are advised to contact the Local Rating Authority North Yorkshire Council on (01423) 500600 for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Description

Occupying a prominent corner position within an established retail parade, the property provides an attractive opportunity for a range of retail, office or service-based uses, subject to the necessary consents.

The accommodation is arranged over the ground floor and basement which comprises a spacious, largely open plan sales area, with suspended ceiling and integrated lighting, together with useful ancillary storage, kitchenette and WC facilities. The property benefits from extensive glazed dual frontage, providing excellent natural light and strong street presence,

Location

The subject property is positioned on Oxford Street in the heart of Harrogate town centre, occupying a corner position at the junction with Cambridge Terrace. The property benefits from being situated within an established retail and leisure location, with a range of national and independent occupiers in the immediate vicinity such as Victoria Shopping Centre, Santander and M&S. Situated close to Harrogate’s principal shopping and leisure amenities, the property is within a short walking distance of Harrogate Bus and Railway Stations, providing convenient access to Leeds, York and the wider region. The surrounding area also benefits from a variety of cafés, restaurants, bars and other town centre facilities.

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.

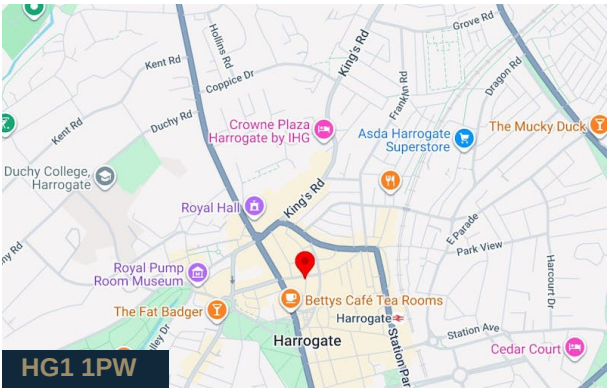
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	515	47.85	Available
Basement	159	14.77	Available
Total	674	62.62	

Terms

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



Viewing & Further Information

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