

28 Beulah Street, Harrogate, HG1 1QH



Prominent retail unit in established trading position in the heart of Harrogate town centre.

- Well established trading area of the Town Centre
- Dual frontage (Beulah St & Station Parade) - excellent visibility
- Strong year-round footfall from shoppers, commuters and tourists
- Suitable for retail / café / clinic / Beauty use
- £21,000 p.a. exclusive

Retail

TO LET

919 sq ft

(85.38 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	919 sq ft
Rent	£21,000 per annum
Rateable Value	£19,500 Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

Situated in the heart of Harrogate town centre, 28 Beulah Street occupies a prominent position on one of the town's busiest and most established retail thoroughfares. The property benefits from excellent pedestrian footfall and strong visibility, positioned amongst a mix of national occupiers, independent retailers, cafés and leisure operators.

The premises benefit from dual frontage onto both Beulah Street and Station Parade, directly opposite Harrogate Bus Station and within a short walk of Harrogate Railway Station, creating exceptional accessibility for shoppers, commuters and visitors alike.

The property comprises a well-configured ground floor retail unit with ancillary accommodation arranged in the basement, offering flexibility for a variety of retail, café, restaurant, beauty or clinic uses.

Location

Beulah Street is one of Harrogate's principal retailing destinations, linking the town centre with the railway station and bus station. The street benefits from consistently high pedestrian footfall throughout the day and forms part of Harrogate's established retail and leisure circuit.

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.

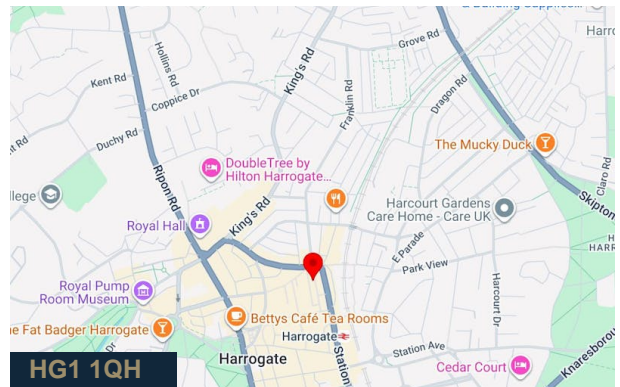
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	552	51.28	-	Available
Lower Ground	367	34.10	-	Available
Total	919	85.38		

Terms

The property is available to let by way of a new effective FRI lease for a term of years to be agreed.



Viewing & Further Information

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