



5-7 Montpellier Parade

Harrogate, HG1 2TJ

PROMINENT LEISURE/RETAIL PREMISES

3,781 sq ft
(351.27 sq m)

- Attractive building
- Suitable for various uses (STP)
- Great location



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Summary

Available Size	3,781 sq ft
Rent	£65,000 per annum
Rates Payable	£11,460 per annum
Rateable Value	£30,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The subject property comprises an attractive four storey building with double window frontage and accommodation on five levels. Previously two separate buildings the properties have been combined to create a unique and characterful bar/restaurant opportunity. Internally the ground and first floors were previously used for customer space with all the other floors used for staff & storage space. W/c facilities are available on numerous floor levels. The property is located in a fantastic part of Harrogate town centre, down the hill from Betty's Tea Room and opposite Montpellier Gardens.

Location

Harrogate's catchment of c.150,000 is traditionally boosted by delegates to the Harrogate International Centre, patrons of the Royal Baths and the Royal Hall plus other visitors attracted by diverse, stylish retailers including Hoopers, Whistles, Mint Velvet, Kurt Geiger, Jigsaw and LK Bennett. Betty's Tea Room and The Ivy are a short walk away.

Accommodation

The accommodation comprises the following areas:

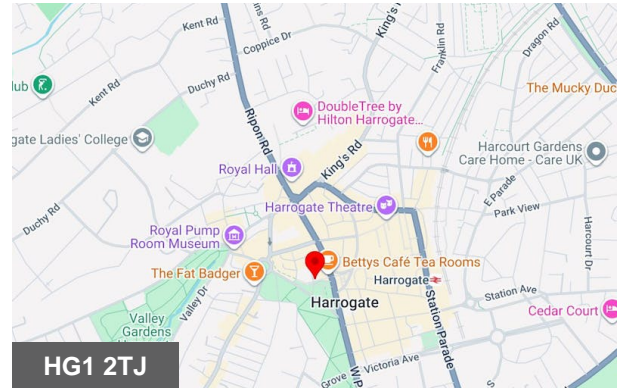
Name	sq ft	sq m
Ground	890	82.68
1st	894	83.06
2nd	425	39.48
3rd	670	62.25
Basement	902	83.80
Total	3,781	351.27

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £65,000 per annum exclusive of VAT, business rates, utilities, insurance and all other outgoings.

Planning

We understand the property has a combination of the former A1 (now E Class) and A4 (now falls under Sui Generis) planning consent however advise interested parties to check with the Local Authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk

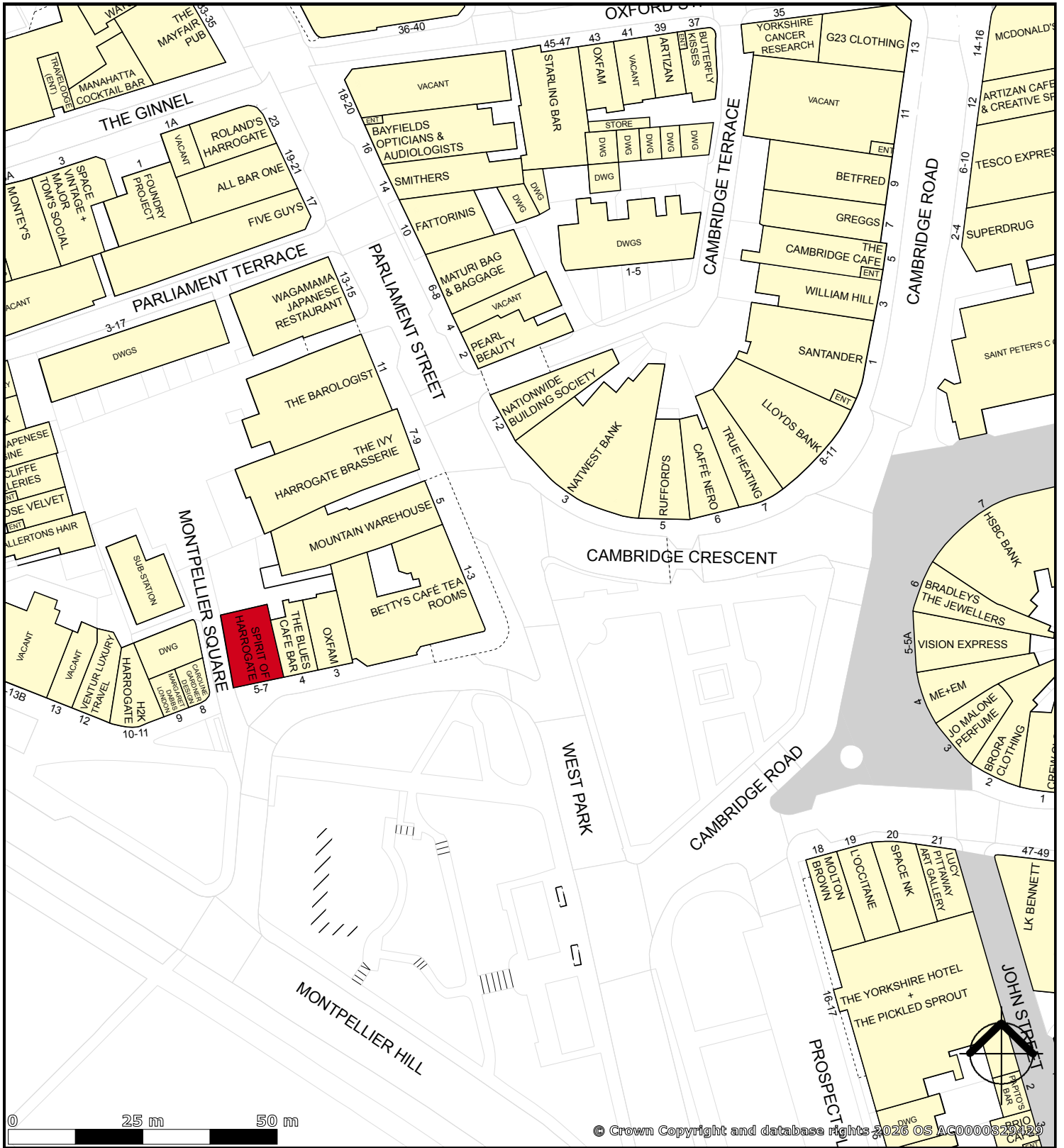


Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk

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Plotted Scale - 1:1,000

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