

29 Regent Parade, Harrogate, HG1 5AZ



## Retail unit on established parade in centre of Harrogate

- Ground Floor Retail unit
- Lower Ground Floor offering ancillary accommodation inc. staff facilities
- Established parade of independent businesses
- Suitable for retail /clinic/Health and Beauty use
- £9,750 p.a.
- No business rates payable (STS) and No VAT

Retail  
**TO LET**

**607 sq ft**  
(56.39 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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# 29 Regent Parade, Harrogate, HG1 5AZ

## Summary

Available Size	607 sq ft
Rent	£9,750 per annum
Rateable Value	£6,100 An ingoing tenant will be eligible for small business rates (no rates payable) subject to an occupiers status as the property has a rateable value below the £12,000 threshold. Interested parties are advised to contact the local rating authority North Yorkshire County Council on 01423 500600 for further information.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (118)

## Description

The property provides a stone built end terrace on an established parade in the centre of High Harrogate, offering ground floor retail and ancillary accommodation (functional and useable) on the lower ground with kitchenette and WC facility.

## 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. The property is situated on Regent Parade overlooking The Stray close to the A59 Skipton Road and Devonshire Place. Regent Parade runs parallel to the A59 and is close to its junction with Westmoreland Street. Nearby commercial occupiers include The Deli Bar, My Tile and Auto Discount.

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:

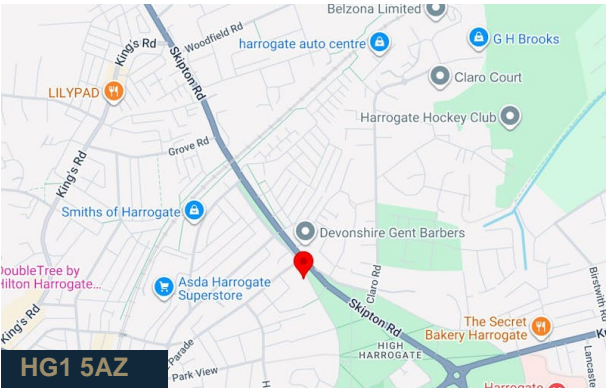
Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	316	29.36	Available
Lower Ground - Ancillary incl Staff Facilities	291	27.03	Available
Total	607	56.39	

## Tenure

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

## Viewings

Please contact our offices on 01423 547313 or email us at [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.



## Viewing & Further Information

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