

3 Station Square, Harrogate, HG1 1TB



Prime Town Centre Retail Premises

- Retail premises in Harrogate's prime town centre retailing pitch
- Situated in the heart of the town centre and all amenities
- Ground and Lower Ground Floor Retail Sales
- Staff kitchen and WC facilities
- Very close to Harrogate Railway and Bus Station
- £18,250 p.a. exclusive

Retail

TO LET

467 sq ft

(43.39 sq m)



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PROPERTY CONSULTANTS

(01423) 547313
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Summary

Available Size	467 sq ft
Rent	£18,250 per annum All rents quoted are exclusive of rates, services and insurance and are payable quarterly in advance.
Rateable Value	£16,750 Interested parties are advised to contact their local rating authority Harrogate Borough Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

The subject property comprises a mid-terrace property under a pitched tiled roof. The ground floor provides retail accommodation with the lower ground floor providing either an office/ancillary staff facilities or a working commercial kitchen for its former deli-café use.

Location

The property is situated on Station Square which forms an extension of James Street, Harrogate's main retailing pitch linking to Station Parade. The town's railway and bus station are situated close by on Station Parade. Nearby retailers include Mama Doreen's Emporium, Russell and Bromley, Sweaty Betty, The White Company, Pret a Manger, Ogdens Jewellers, Hoopers Department Store, Jo Malone, Molton Brown, Space NK, L'Occitane, Whistles, LK Bennett, Hobbs, Brora, Crew Clothing, Jigsaw, Paperchase, Hotel Chocolat and Lakeland to name but a few.

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 has the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

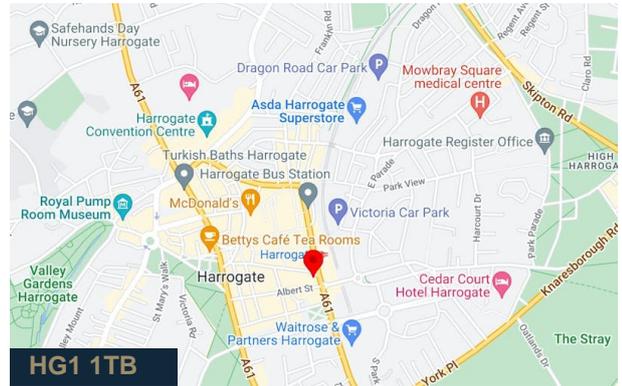
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	269	24.99	Available
Lower Ground - Ancillary Sales/Staff	198	18.39	Available
Total	467	43.38	

Terms

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



Viewing & Further Information

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