

16 Montpellier Parade, Harrogate, HG1 2TG



Prominent retail unit in fashionable Montpellier Quarter in Harrogate Town Centre

- Prominent Trading position on Montpellier Parade
- Located in fashionable Montpellier Quarter in Harrogate Town Centre
- Nearby occupiers - fashion, art and interiors and niche cafes and restaurants
- Ground Floor Retail Sales and Lower Ground Floor Accommodation
- Lower Ground offers ancillary accommodation or retail sales with own independent access
- Ancillary Staff facilities (kitchen and WC)

Retail

TO LET

1,270 sq ft

(117.99 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	1,270 sq ft
Rent	£33,750 per annum
Rateable Value	£16,750
Service Charge	£3,500 per annum In addition to the Service Charge there will be an insurance premium re-charge of £650.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a ground floor shop with WC on the ground floor and a staircase leading to a functional basement area which comprises four rooms. The lower ground floor space offers ancillary accommodation or potential additional sales and also includes a kitchen. The lower ground floor benefits from windows giving natural light to the rear and has its own independent access.

Location

Montpellier Parade is situated in the heart of Montpellier Quarter in Low Harrogate, a specialist retail area on the western side of the town centre. The surrounding occupiers form a mixture of high class retail, restaurant and residential apartments.

Fashion retail occupiers within the vicinity include Toast and Morgan Clare and in interiors - Susie Watson Designs, Richard Grafton Interiors, Townhouse Design and Tom Howley Kitchens, in cafes and restaurants FIK, Fisk, Domo, Hoxton North. Other notable occupiers are The Drum and Monkey, Tennants Auctioneers and Betty's tearooms.

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.

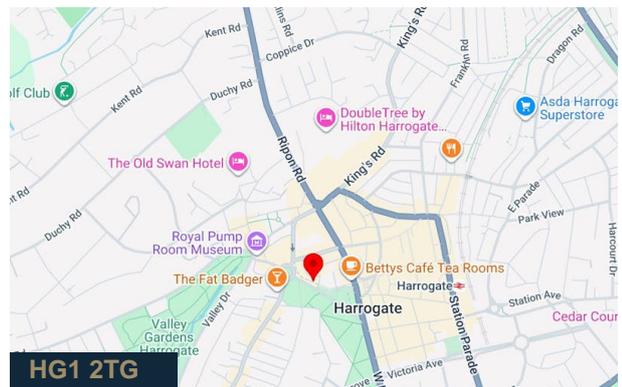
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Sales	604	56.11	Available
Lower Ground - Floor Ancillary/Sales	666	61.87	Available
Total	1,270	117.98	

Terms

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



Viewing & Further Information

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