

10a Montpellier Street, Harrogate, HG1 2TQ



Self contained offices with balcony in heart of Montpellier Quarter, Harrogate Town Centre

- Desirable area of Montpellier Quarter, Harrogate Town Centre
- Self-contained office suites over first and second floors
- Balcony overlooking Montpellier Quarter
- WC and Kitchen facilities
- £10,260 p.a. exclusive

Office
TO LET

832 sq ft

(77.30 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	832 sq ft
Rent	£10,260 per annum
Business Rates	First Floor: £8,300, Second Floor £3,900. An ingoing tenant will be eligible for small business rates subject to an occupier's status. 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 (63)

Description

The property comprises a self-contained office suite on the first and second floors of a three storey stone property in the heart of Montpellier Quarter in Harrogate Town Centre. The premises benefit from two offices on the first floor with balcony looking out onto Montpellier Quarter and two further offices on the second floor, with WC, storeroom and kitchen facilities. The premises are suitable for continued office/clinic/Beauty use.

Location

The property is situated in the heart of Montpellier Quarter in Harrogate Town Centre on Montpellier Street located at the bottom of Montpellier Hill opposite The Antiques Centre. Montpellier Quarter offers a vibrant mix of independent boutiques, high end fashion and interiors retailers alongside galleries, artisan cafés and renowned restaurants such The Drum and Monkey and William and Victorias. Immediate occupiers include India Mahon, Harrogate Fine Wine, Richard Grafton Interiors, Domo, Fisk and Fl:K and The Antiques Centre. Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miels west of the A1(M) and 9 miles from Leeds / Bradford Airport. Harrogate is on of the largest commerical centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

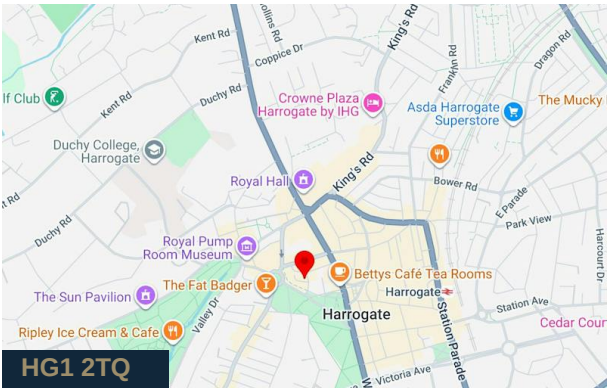
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor Office 1	291	27.03	Available
1st - Floor Office 2	159	14.77	Available
2nd - Floor Office 1	160	14.86	Available
2nd - Floor Office 2	159	14.77	Available
2nd - Floor Small Storage	36	3.34	Available
2nd - Floor Kitchen	27	2.51	Available
Total	832	77.28	

Terms

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



Viewing & Further Information

Peter Rawnsley

(01423) 547912
pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313
hcr@montpellierproperty.com