32 Montpellier Parade, Harrogate, HG1 2TG

# Retail premises in Montpellier Quarter in Harrogate Town Centre

- Retail unit in established trading position in the heart of Montpellier Quarter
- Ground floor open plan retail sales with half landing changing room
- Lower ground floor sales, changing rooms, ancillary kitchen, WC and storage facilities
- £28,000 p.a. exclusive

**Retail**

**TO LET**

**949 sq ft**

(88.16 sq m)

MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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## Summary

| | |
|---|---|
| **Available Size** | 949 sq ft |
| **Rent** | £28,000 per annum |
| **Rateable Value** | £15,750<br>We understand that an ingoing tenant may be eligible for the business rates retail discount of 75% reduction for 2024-2025 subject to status. Interested parties are advised to contact the local rating authority North Yorkshire County Council on 01423 500600 for more information. |
| **VAT** | Not applicable |
| **EPC Rating** | B (45) |

## Description

The subject property provides a stone mid-terrace building presenting a good open plan retail sales area with a half landing changing room, with a further functional sales area to the lower ground floor. The lower ground floor also provides further changing rooms, storage, staff and kitchen facilities.

## Location

Montpellier Parade occupies a prominent position in Montpellier Quarter in Low Harrogate, a fashionable and stylish specialist retail area on the western side of Harrogate town centre. The surrounding occupiers form a mixture of high-class retail, restaurant and residential apartments.

Known for its specialist retailers in Fashion, Art, Interiors and its niche cafes and restaurants. This attractive, vibrant and popular quarter includes fashion retailers Toast, Morgan Clare and India Mahon Jewellery, Suzie Watson and Richard Grafton Interiors and Sutcliffe and Watermark Galleries. Close to Bettys, The Fat Badger and The Ivy, Montpellier Quarter also offers a range of cafés and restaurants including FI:K, William and Victoria, Fisk, Domo and the Drum and Monkey

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 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 | 474 | 44.04 | Available |
| Lower Ground - Floor | 475 | 44.13 | Available |
| **Total** | **949** | **88.17** | |

## 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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