Lower Ground Floor of 6, 8 & 10, Princes Square, Harrogate, HG1 1LX

Restaurant / Bar / Clinic premises in the heart of Harrogate Town Centre

- Lower ground accommodation recently restaurant premises
- Suitable for Restaurant/Bar/Clinic use
- Attractive period property in Princes Square
- Very close to James Street and all town centre amenities
- Car parking in Princes Square and West Park Multi-storey closeby
- Short walk to bus and train stations
- £32,500 p.a. exclusive

Retail

TO LET

2,461 sq ft

(228.63 sq m)

MONTPELLIER
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(01423) 547313
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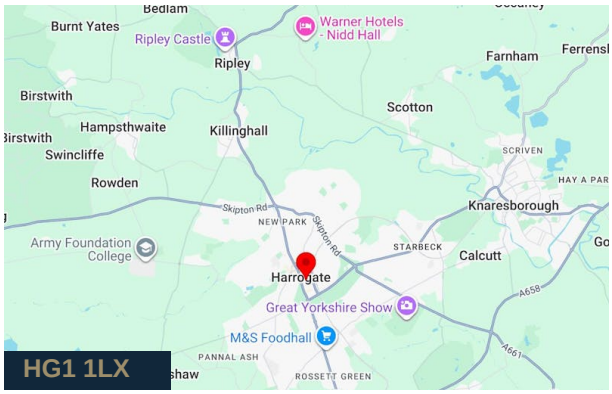
Summary

Available Size	2,461 sq ft
Rent	£32,500 per annum
Rateable Value	£32,250 Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600 for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

Situated within an attractive Victorian mid-terrace property in Princes Square the lower ground floor of these properties offers expansive accommodation, recently trading as a restaurant with reception area, dining areas, working kitchen area and WCs. Princes Square is a desirable location in the heart of Harrogate Town Centre and Business District combining hospitality and professional businesses. There is car parking available in Princes Square and also at the West Park multi-storey car park (offering 350 spaces) closeby.

Location

Princes Square is situated in Harrogate Town Centre between Albert Street and Raglan Street. It is a distinctive mixed-use destination where elegant Victorian architecture frames a lively blend of business and hospitality. Estate agents, professional offices, cafés, and eateries sit side by side, creating a dynamic and accessible environment that attracts both local professionals and visitors. Ideally positioned just moments from Harrogate's main retail core along James Street, the square also benefits from close proximity to a wide range of town centre amenities, restaurants, the Everyman Cinema Harrogate, and the bustling Station Parade. Bus and train stations are only a short walk away, making it a convenient and well-connected location for both businesses and visitors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - 6 Princes Square Additional Dining, Kitchen and Ancillary	880	81.75	Available
Lower Ground - 8-10 Princes Square Dining front and rear and Bar Area	1,581	146.88	Available
Total	**2,461**	**228.63**	

Terms

The premises are available on an effective FRI lease basis for a term of years to be agreed.

Planning

Use Class E. Alternative uses (e.g. Bar Sui Generis Use Class) will subject to planning and any other necessary consents.

Viewing & Further Information

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