

20 Montpelier Parade, Harrogate
North Yorkshire, HG1 2TG



**PROMINENT GROUND AND LOWER
GROUND RETAIL PREMISES**

£30,000 PA

Description

An excellent opportunity to acquire a prominent retail premises in the heart of Harrogate's prestigious Montpellier Quarter, one of the town's most sought-after retail and leisure destinations.

The property occupies a highly visible position amongst a vibrant mix of independent retailers, cafés and restaurants, benefiting from strong pedestrian footfall and an attractive double-fronted glazed frontage.

Currently occupied by Novus Harrogate, the accommodation is presented to a high standard throughout. The ground floor provides bright, open-plan retail/showroom space with impressive ceiling heights, attractive period features and excellent display frontage.

The lower ground floor benefits from rear access and offers flexible ancillary accommodation suitable for additional retail space, offices, staff facilities or storage.

A rare opportunity to secure a stylish and characterful premises in one of Harrogate's premier commercial locations.

Terms

The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £21,000

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

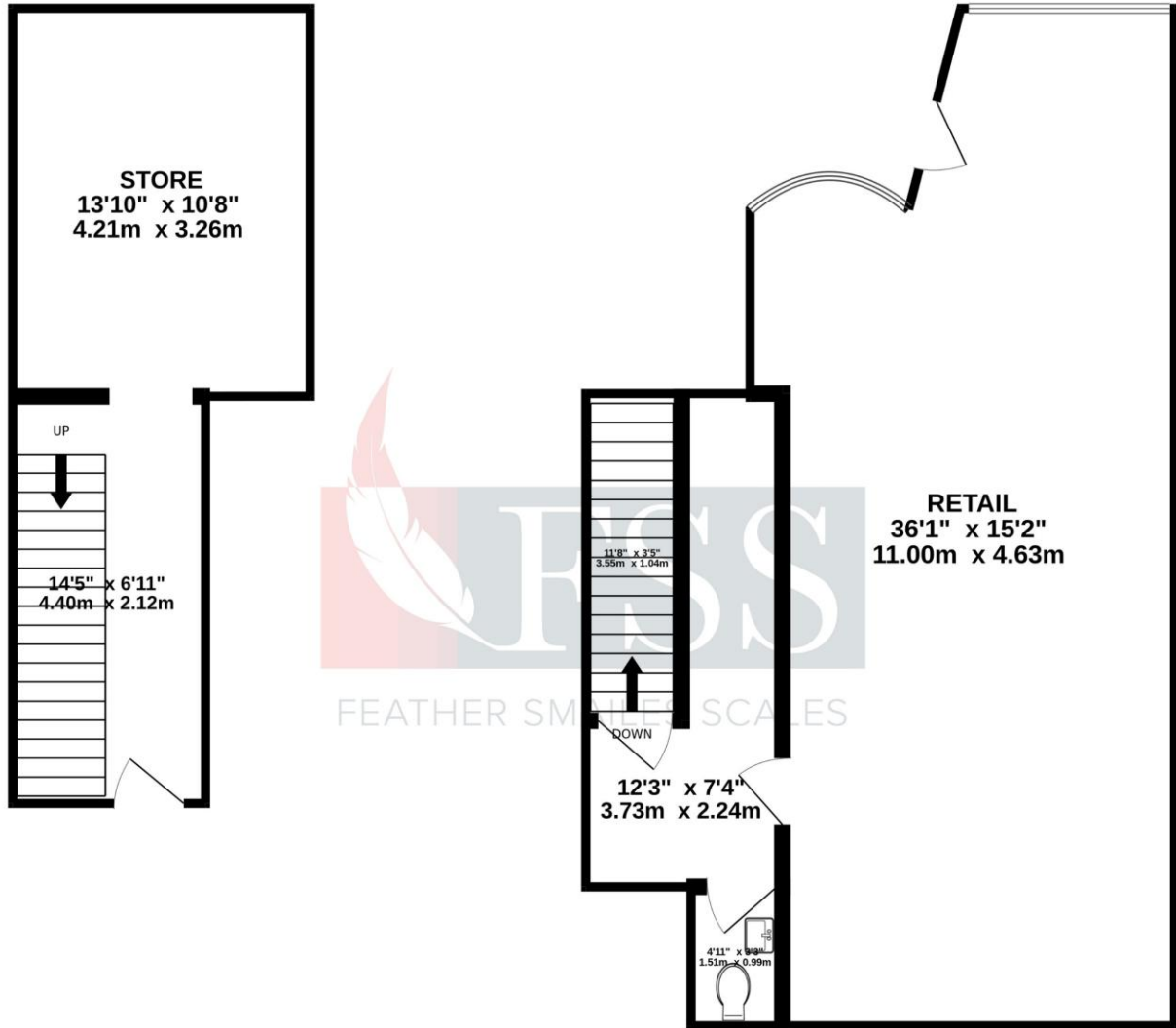
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



BASEMENT
248 sq.ft. (23.0 sq.m.) approx.

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

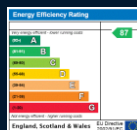


TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01423501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street
Harrogate
North Yorkshire
HG1 1LE

