

**CENTRALLY LOCATED
RETAIL/SHOWROOM IN A
PROMINENT POSOTION**

£25,000 PA

Description

Prominently positioned on the prestigious Swan Road, directly opposite the Royal Pump Room Museum and the entrance to Valley Gardens, this attractive retail/showroom premises occupies one of Harrogate's most sought-after commercial locations. The property also benefits from being just a short walk from Harrogate town centre and the renowned Montpellier Quarter.

Formerly occupied by Fired Earth, the property offers a rare opportunity to acquire or lease a landmark retail unit in a highly visible and affluent trading location. The accommodation comprises a well-presented ground floor retail/showroom extending to approximately 793 sq ft together with a useful basement providing ancillary sales, storage or staff accommodation of approximately 346 sq ft, giving a total floor area of approximately 1,139 sq ft.

The property benefits from a prominent glazed frontage, excellent natural light and a modern internal specification, making it suitable for a wide range of occupiers, including retail, showroom, leisure, hospitality, health and wellbeing, office or professional service uses, subject to any necessary consents.

Terms

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

Business Rates

Rateable Value: £19,000

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

The property is elected for VAT.

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.

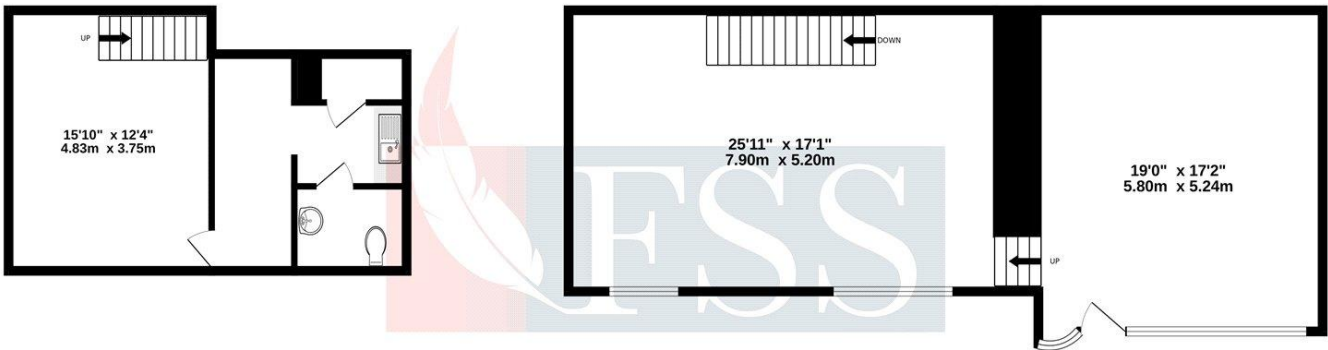
Viewing

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



BASEMENT
346 sq.ft. (32.1 sq.m.) approx.

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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