

18 Cheltenham Parade, Harrogate
North Yorkshire, HG1 1DB



**OPEN PLAN RETAIL UNIT
WITH LARGE BASEMENT**

£15,000 PA

Description

The property comprises an attractive stone-built mid-terrace unit forming part of a traditional parade within a prominent position. The accommodation provides an open-plan ground floor retail area extending to approximately 550 sq. ft, currently occupied by a long-standing music retailer. The shop benefits from a wide display frontage offering excellent visibility to passing trade and good levels of natural light.

To the lower ground floor, there is a large basement providing additional retail potential or generous storage/office accommodation, together with a kitchen and WC facilities. A rear parking space is also included. The property would benefit from some modernisation and redecoration, and the landlord is willing to assist with works subject to an incoming tenant's requirements. The premises will be available to let from January 2026.

Terms

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

Rateable Value

Rateable Value: £16,750

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

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.

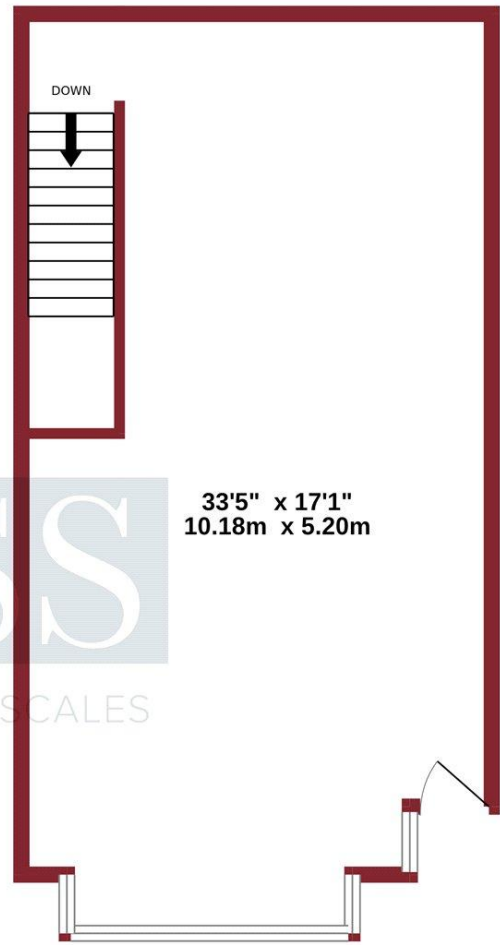
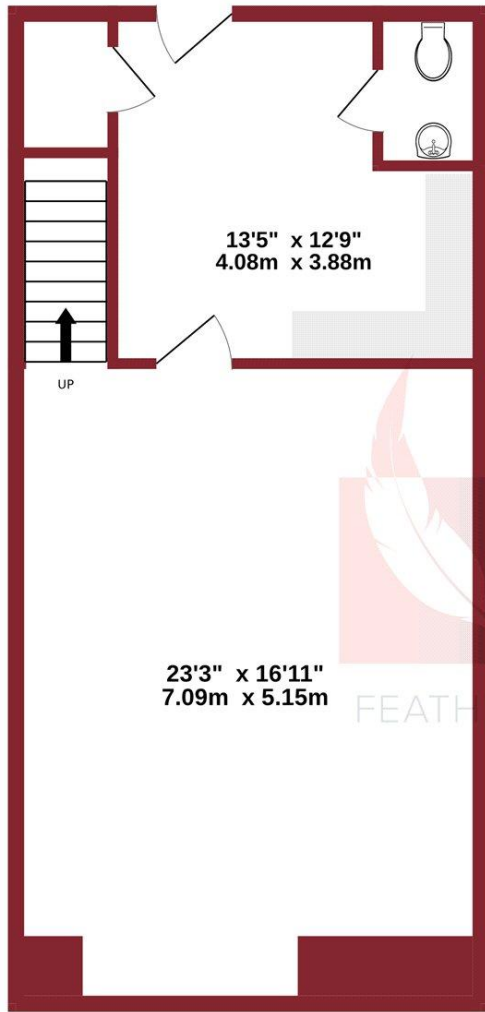
Viewing

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



BASEMENT
588 sq.ft. (54.6 sq.m.) approx.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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