

4 Prospect Crescent, Harrogate, HG1 1RH



## Prime Town Centre Retail Premises

- Prime retail premises in the heart of Harrogate Town Centre
- Prominent central location on the sought after Crescent
- Ground floor retail sales, first floor staffroom and associated facilities and large basement storage

Retail

**TO LET**

**2,478 sq ft**

(230.21 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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# 4 Prospect Crescent, Harrogate, HG1 1RH

## Summary

<b>Available Size</b>	2,478 sq ft
<b>Rent</b>	£85,000 per annum
<b>Rateable Value</b>	£64,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (117)

## Description

The subject premises comprises a mid-terrace property under a pitched tiled roof providing retail accommodation on the ground floor. There is a staircase to the rear of the property which provides access to a first floor (rear) staff room and associated facilities. There is a large basement area which provides further staff and storage accommodation.

## Location

The property is situated on Prospect Crescent in a prime retailing pitch close to Prospect Place and James Street.

Nearby retailers include Café Nero, Betty's, The Ivy, Jo Malone, Molton Brown, Space NK, Occitane, Whistles, LK Bennett, Hobbs, Brora, Crew Clothing, Bradleys Jewellers and Hotel Chocolat to name but a few.

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 is one of the leading conference and exhibition centres in the North of England. The population of wards that make up the 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	1,366	126.91	Available
1st - Floor	98	9.10	Available
Basement - Storage	1,014	94.20	Available
<b>Total</b>	<b>2,478</b>	<b>230.21</b>	

## Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

## Viewings

Please contact us on (01423) 547313 or email us at [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.



## Viewing & Further Information

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