

21, Prospect Place - First Floor, Harrogate, HG1 1LB



Prime Premises in Harrogate Town Centre

- Prominent position on Prospect Crescent at the end of James Street
- Prime retailing area of Harrogate Town Centre
- Self-contained First Floor Suite
- Considered suitable as a clinic/Health and Beauty /studio or offices

Office, Other, Retail
TO LET

1,484 sq ft
(137.87 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,484 sq ft
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (87)

Description

The property is situated on Prospect Place, an extension of James Street, the prime retailing pitch on the favourable western section close to Prospect Crescent.

Nearby retailers include Phase Eight, LK Bennett, Jo Malone, Molton Brown, Space NK, L'Occitane, Whistles, LK, Brora, Crew Clothing and Hotel Chocolat to name but a few.

The subject premises comprises self-contained first floor accommodation that is accessed from John Street.

The property used to comprise of the first floor sales area of Austin Reed and is considered suitable as retail sales, a studio, Art Gallery, clinic (Health and Beauty) or for office use.

Location

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 of the following

Name	sq ft	sq m	Availability
1st - Floor	1,484	137.87	Available
Total	1,484	137.87	

Terms

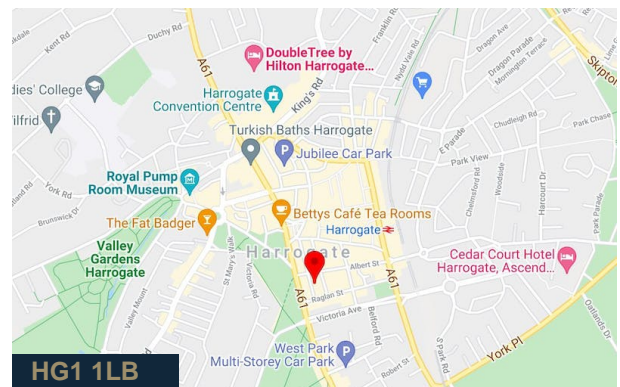
The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

VAT

We understand that the property is elected for VAT and so VAT will be payable on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com