

5, Cambridge Crescent, Harrogate, HG1 1PE



Prime Retail Premises in heart of Harrogate Town Centre

- Retail Accommodation on Ground and First Floors
- Ancillary Staff and Storage to Second and Third Floors
- Very prominent and visible in the high quality retailing area of Harrogate town centre

Retail
TO LET

3,270 sq ft
(303.79 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	3,270 sq ft
Rent	Rent on Application
Rateable Value	£80,000
EPC Rating	D (96)

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.

The property is situated on Cambridge Street in a prime retailing pitch close to Prospect Crescent, 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 and Hotel Chocolat.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Floor Sales	1,119	103.96	Available
1st - Floor Sales	872	81.01	Available
2nd - Floor Ancillary	595	55.28	Available
3rd - Floor Ancillary	684	63.55	Available
Total	3,270	303.80	

Specification

The subject premises comprises a mid-terrace property under a pitched tiled roof providing retail accommodation on the ground floor and first floor. There is a staircase to the rear of the property and a passenger lift linking the ground and first floors. The second and third floors of the property provide ancillary storage and staff facilities.

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

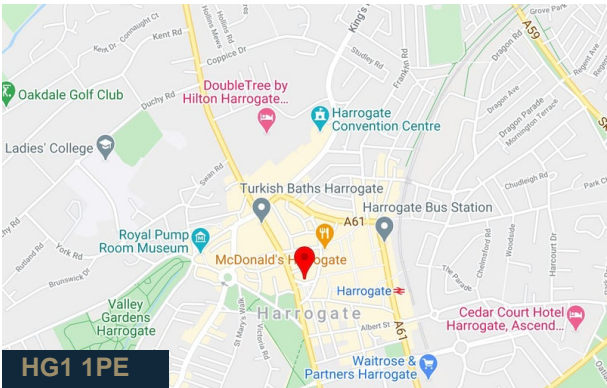
We understand that the property is not elected for VAT and so VAT will not be payable on the rent.

Legal Costs

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

Viewing Information

Please contact our offices on 01423 547313 or email us at



Viewing & Further Information

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