

Unit 4, Nidderdale House, 12 Cambridge Road, Harrogate, HG1 1NS



Prime retail premises in the heart of Harrogate Town Centre

- Prime town centre retail premises next to Tesco and McDonalds
- Ground floor retail with further two floors for storage/staff facilities
- Shop/Cafe premises, potential Health and Beauty uses

Retail

TO LET

2,213 sq ft

(205.59 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	2,213 sq ft
Rent	£50,000 per annum Exclusive of rates, services and insurance.
Rateable Value	£65,500 We understand that an ingoing tenant may be eligible for the expanded business rates retail discount (66% relief to 31st March 2022).
EPC Rating	C (54)

Description

The subject premises comprise a mid-terrace property providing retail accommodation on the ground floor. There is a staircase to the rear of the property providing access to the second and third floors of the property which provide ancillary storage and staff facilities.

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 Road in a prime retailing pitch close to Cambridge Street, Prospect Crescent, Prospect Place and James Street. Nearby retailers include Tesco Express, McDonalds, Superdrug, Greggs, Café Nero, Bradleys Jewellers and Vision Express.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Floor Sales	1,397	129.79	Available
1st - Floor Sales	327	30.38	Available
2nd - Floor - Ancillary	489	45.43	Available
Total	2,213	205.59	

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

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