



#### Location

Montpellier Parade is situated in Low Harrogate, a specialist retail area located on the western side of Harrogate town centre.

The surrounding occupiers form a mixture of high class retail, restaurant and residential apartments.

The property is situated on the northern side of Montpellier Parade, close to its junction with Montpellier Gardens and Royal Parade. Notable occupiers within the vicinity include Tom Howley Kitchens, Tennants Auctioneers, Bettys Café, Toast and Hoxton North.

#### Description & Accommodation

The property forms part of a traditional building of stone construction under a pitched slate covered roof with modern glazed frontage.

Gross frontage 24 ft 3 in  
Shop depth 23 ft

Ground floor retail 415 sq ft  
Ground Floor ancillary 205 sq ft  
WC

Total 620 sq ft

#### Planning

The property lies within a conservation area and is not listed.



### Services

Mains water, electricity and drainage are connected to the property.

### EPC

**E** 101-125 **108** This is how energy efficient the building is.

### Rateable Value

We understand that the retail unit is assessed as follows:

Rateable Value	£15,750 (2017 Rating List)
Rates Payable	£7,765

### Terms

£25,000 per annum exclusive paid quarterly in advance on a new 10 year lease on repairing and insuring terms with an upward only rent review at the end of the fifth year of the term.

### VAT

The property is not VAT registered.

### Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

### Further Information

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