

71 STATION PARADE, HARROGATE, HG1 1TS

RESTAURANT/RETAIL TO LET

STAPLETON WATERHOUSE

Location

Set in the vibrant commercial core of Harrogate, this distinguished property occupies a prominent position on Station Parade—just a short stroll from Harrogate Railway Station and the Victoria Shopping Centre. Station Parade is one of Harrogate's most desirable retail and lifestyle destinations, benefitting from consistent footfall and vehicular visibility throughout the day. Esteemed neighbouring occupiers include Bang & Olufsen, William Woods Interior Design and Stephen Neall Interiors.

Description

This elegant, Grade II listed stone-built property spans three levels—ground, first floor, and basement—with a striking double-fronted façade providing excellent street presence. The interior features flexible open-plan spaces, a partially fitted kitchen on the first floor, and a private patio—well-suited to a curated retail, lifestyle, or boutique food & beverage concept.

Accommodation

The unit provides the following approximate dimensions and net floor areas:

<i>Ground Floor Sales</i>	<i>456 sq ft</i>
<i>Second Floor</i>	<i>696 sq ft</i>
<i>Basement (Storage)</i>	<i>551 sq ft</i>
<i>Patio</i>	<i>648 sq ft</i>
Total	2,351 sq ft



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Services

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

Planning

The property is Grade II listed and is situated within a conservation area.

Designated as E, under the new Use Classes Order (2020).

Under use class E the following will be permitted: Retail, Café, Restaurant, Office, Indoor Sports, Medical and Nursery.

EPC

51-75

C

61 C

Lease Terms

New five year lease on full repairing and insuring terms.

Rent

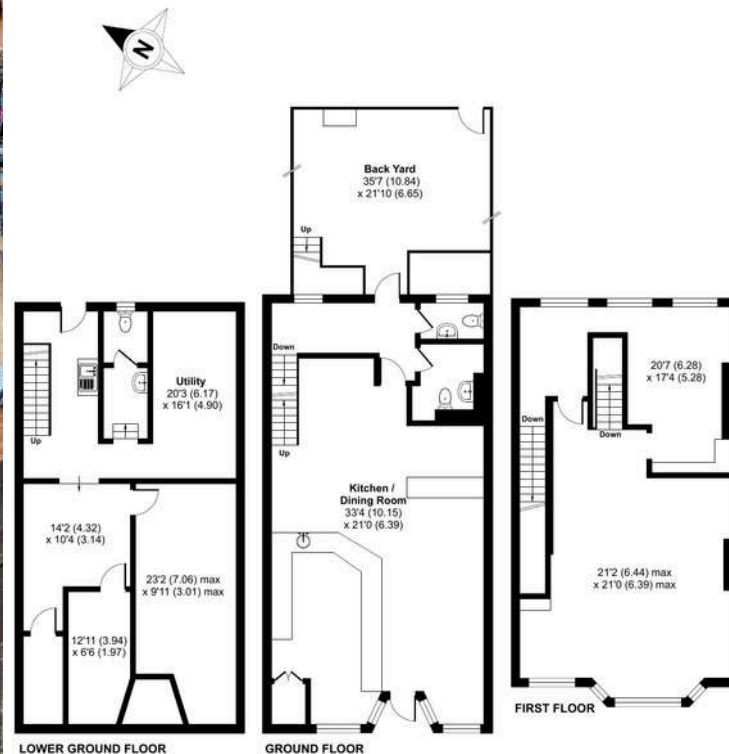
£30,000 per annum plus VAT

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Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: £18,750 Rates Payable: £9,187.50

VAT

All costs exclusive of VAT.

Legal Costs

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

RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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