

**6 MONTPELLIER STREET
HARROGATE, HG1 2TQ**

GROUND FLOOR RETAIL TO LET

STAPLETON WATERHOUSE

Location

The property occupies a very prominent position on Montpellier Street in the heart of Montpellier Quarter, a fashionable and stylish area within Harrogate Town Centre known for its specialist retailers in fashion, art, interiors and its niche cafés and restaurants.

This attractive, vibrant and popular quarter includes fashion retailers Toast, interiors specialists Susie Watson and Richard Grafton Interiors, as well as established galleries such as Watermark Gallery.

Description

The property comprises an attractive ground floor retail unit within a characterful stone-built terrace. The premises benefit from a large display window providing outstanding visibility and natural light to Montpellier Street.

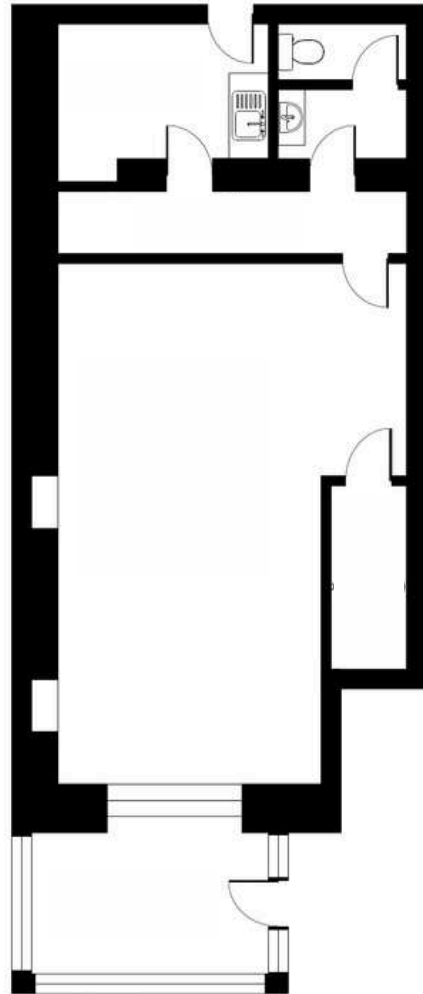
The property offers well-proportioned retail space suitable for a variety of specialist retail uses. The generous window frontage make it ideal for retail businesses requiring high footfall and visual presence in this prestigious quarter.



www.stapletonwaterhouse.com

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GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nachecon 2020.
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STAPLETON WATERHOUSE

Accommodation

The premises form a ground floor retail unit with the following approximate dimensions and floor areas;

Shop Frontage	11' 8"
Shop Depth	35' 4"
Max Width	17' 7"

Sales	519 sq ft
Kitchen	72 sq ft
Ancillary/Storage	89 sq ft

Total 680 sq ft

Services

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

Planning

The property is not listed, but does lie within a conservation area.

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

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GROUND FLOOR RETAIL TO LET

EPC

Lease Terms

Rent

Rates

Rates Payable:	£6,494
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VAT

All costs exclusive of VAT.

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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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