

21-22 WEST PARK, HARROGATE, HG1 1BJ

GROUND FLOOR RETAIL TO LET

**STAPLETON
WATERHOUSE**

Location

Positioned on the sought-after eastern side of West Park and overlooking the iconic Stray, this property enjoys a commanding presence just a five-minute walk from the heart of Harrogate town centre.

The immediate area is a well-established destination for premium retail with neighbouring occupiers that reflect the quality of the location and include the renowned Weetons Food Hall, alongside other prestigious brands such as Arlo & Jacob, Moda in Pelle, The Luxe Company, and Cook.

Description

Set within an elegant stone-built terrace (now painted), this attractive property offers a compelling opportunity for retail or lifestyle brands seeking prominence in a vibrant location.

The space features a striking double-fronted display windows that commands attention along The Parade — perfect for impactful brand visibility.

With its classic architecture, slate roof, and adaptable layout, this is a space that offers both charm and commercial potential.



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Accommodation

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

Shop front 32' Shop depth 52'6"

Ground Floor Sales 2,885 sq ft
Ancillary 680 sq ft

Total **3,565 sq ft**

Services

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

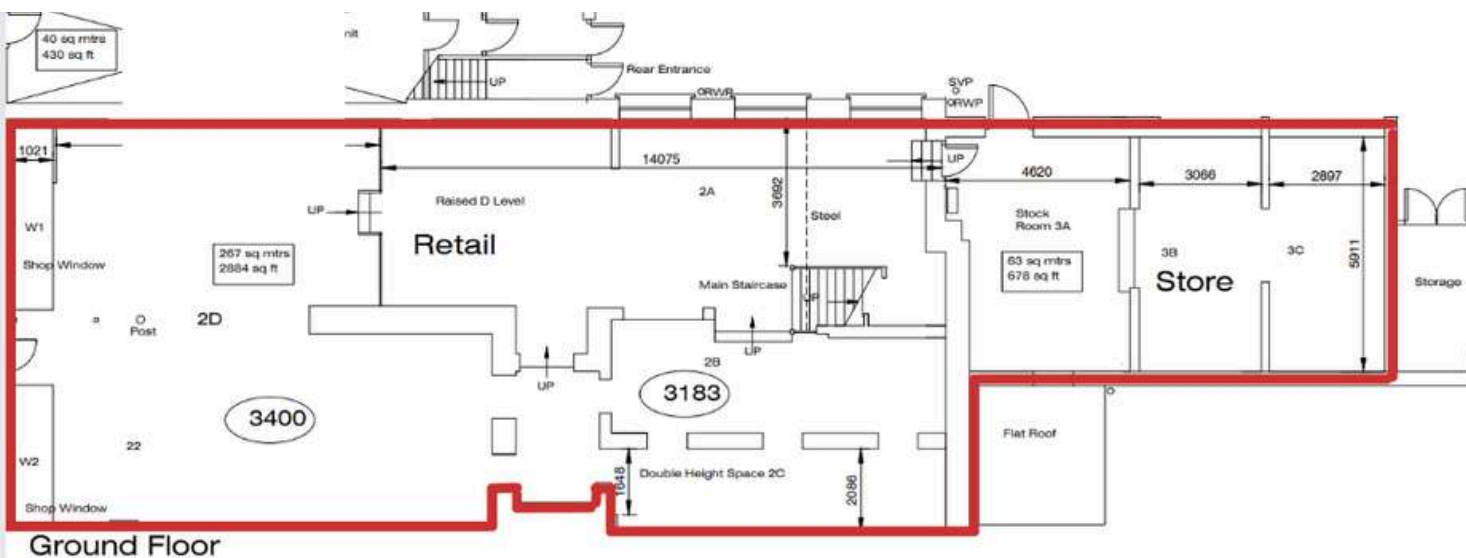
Planning

The property is not listed but it is situated within a conservation area.

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

EPC

The property is '52 C' rated. A copy of the EPC is available upon request.



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Lease Terms

The property is offered on a ten year lease term on full repairing and insuring terms, subject to a upward only rent review at the end of the fifth year of the term.

Rent

£65,000 per annum plus VAT

Rates

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

Rateable Value: £14,853
Rates Payable: £7,277.97

VAT

All costs exclusive of VAT.

Legal Costs

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

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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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