

**UNIT 5B GROSVENOR BUILDINGS,
HARROGATE, HG1 2RT
GROUND FLOOR RETAIL TO LET**

**STAPLETON
WATERHOUSE**



Location

The premises are located on the southern side of Crescent Road at its junction with Crown Place. As such, the premises are located within the exclusive Montpellier Quarter of Low Harrogate – an area popular with high quality retailers, restaurants, hotels and contemporary residential apartments.

Nearby notable occupiers include And So To Bed, AGA, Harvey Jones Kitchens, The Mercer Art Gallery and the Crown Hotel.

Description

Situated within the prestigious Victorian Grosvenor Buildings, this prime retail unit showcases elegant grit stone ashlar construction with slated hipped roof and bracketed eaves, offering exceptional prominence in Harrogate's exclusive Montpellier Quarter.

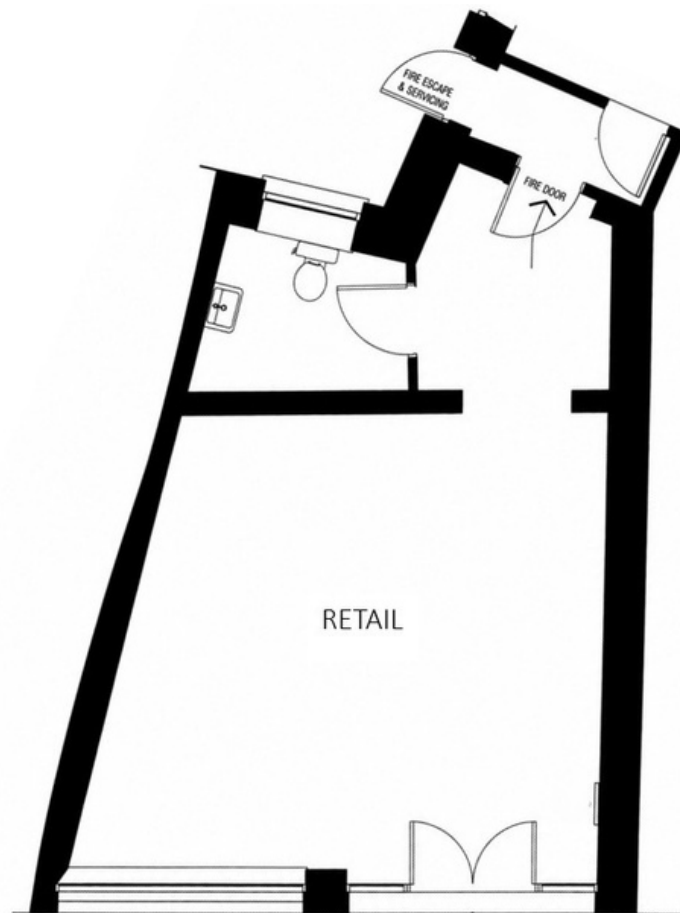
Positioned on Crescent Road at the heart of the Montpellier Quarter, with its distinguished period architecture, prime street frontage, and coveted Montpellier Quarter address, this represents a rare opportunity for distinctive brands seeking prominence in Harrogate's most fashionable commercial district.

www.stapletonwaterhouse.com

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Accommodation

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

Shop frontage	21' 3"
Ground floor	370 sq ft
Ancillary	60 sq ft
Total	430 sq ft

Services

Electricity, water and sewage are connected to the property.

Planning

The property is grade II listed and lies within a conservation area. Designated as E, under the new Use Classes Order (2020).

EPC

The property is '46 B' rated. A copy of the EPC is available upon request.

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Service Charge

Rent

£16,000 per annum plus VAT

Rates

We understand that the retail unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value:	£14,000
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Rates Payable:	£5,348
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The rateable value falls below the Small Business Rates Relief threshold. Eligible occupiers may qualify for up to 33% relief if this is their only business premises. Interested parties should make their own enquiries with the local authority to confirm eligibility.

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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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