

**25 - 29 MONTPELLIER PARADE,
HARROGATE, HG1 2TG**

FREEHOLD SALE

**STAPLETON
WATERHOUSE**



Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport. Harrogate is one of the largest commercial centres in North Yorkshire and has the leading conference and exhibition centre in the North of England. The population of Harrogate is approximately 162,700 (ONS 2021) within which there is a affluent socio-economic profile.

Situation

Montpellier Parade occupies a prominent position in Montpellier Quarter in Low Harrogate, a fashionable and stylish specialist retail area on the western side of Harrogate town centre. The surrounding occupiers form a mixture of high-class retail, restaurant and residential apartments. Known for its specialist retailers in fashion, art, interiors and its niche cafes and restaurants.

Nearby occupiers include, Toast, Morgan Clare and India Mahon Jewellery, and Suzie Watson and Richard Grafton Interiors. Close to Bettys, The Fat Badger and The Ivy.

Description

The property comprises four mid-terrace retail/residential properties, with accommodation generally arranged over lower ground, ground, first, second and third floors.

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Description continued...

The buildings are of stone construction beneath pitched slate-covered roofs, together with some flat-roofed sections to the rear. Vehicular and pedestrian access is provided to the rear from Montpellier Gardens via Montpellier Street.

Summary of Accommodation

25 Montpellier Parade	2,600 sq ft
27 Montpellier Parade	2,200 sq ft
28 Montpellier Parade	2,540 sq ft
29 Montpellier Parade	4,140 sq ft

Tenancy Summary

No. 25		
Lower Ground Floor	Vacant	
Ground Floor / Retail	Let / Toast	£21,000 p.a.
1 st / 2 nd / 3 rd Floor Flat	Vacant	
No.27		
Whole Property	Let / Townhouse Design Ltd	£31,500 p.a.
No 28		
Lower Ground Floor	Vacant	
Ground Floor / Retail	Let / Love Brownies	£25,000 p.a.
1 st / 2 nd / 3 rd Floor Flat	Let / M & H Paxton	£3,600 p.a.
No.29		
Whole Property	Let / Harrogate Olde Sweet Shop Ltd	£45,000 p.a.

Tenure - The property is freehold.

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Services

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

Planning

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

Price £2,250,000. (Alternatively offers for individual buildings will be considered.)

VAT

We understand that the property is not opted for tax, therefore VAT will not be payable on the property price.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulation, two forms of identification and confirmation of the source of funding will be required.

Further Information

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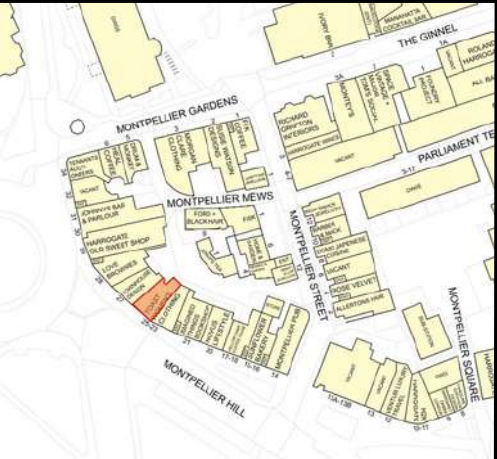
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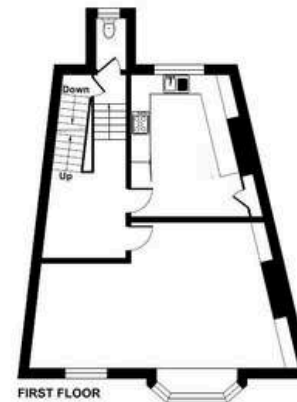
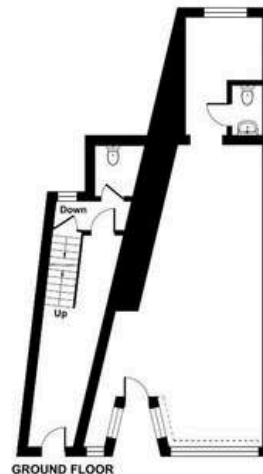
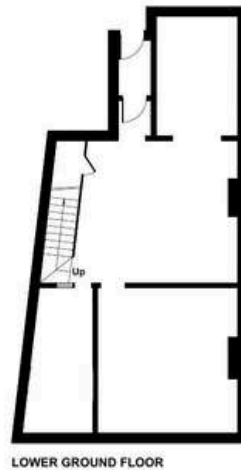
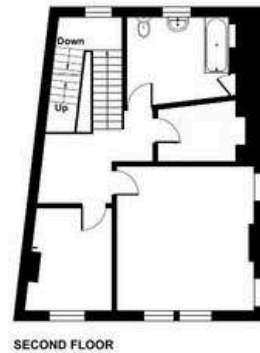
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Denotes restricted head height



Retail: 76-100 **D**

77 D

Flat: 55-68 **D**

62 D

Description & Accommodation

25 Montpellier Parade comprises a mid-terraced retail and residential property arranged over lower ground, ground, first, second and third floors.

The lower ground floor provides accommodation with direct access to Montpellier Mews to the rear. The ground floor comprises retail space, let to Toast, with a maisonette above providing a ground floor entrance with first, second and third floor accommodation.

The property provides the following approx areas:

<i>Lower Ground Floor (Vacant)</i>	<i>630 sq ft</i>
<i>Ground Floor (Let - Toast)</i>	<i>470 sq ft</i>
<i>First Floor (Vacant)</i>	<i>600 sq ft</i>
<i>Second Floor (Vacant)</i>	<i>600 sq ft</i>
<i>Third Floor (Vacant)</i>	<i>300 sq ft</i>
Total	2,600 sq ft

Tenancy

Ground Floor: Let to Toast (Mail Order) Ltd from 7 April 2022, for a term of 7 yrs, 9 mths expiring 6 February 2031. Annual rent of £21,000 per annum (Agreed 7 April 2026 rent review), break clause 7 January 2028. The lease is drawn on internal repairing and insuring terms.

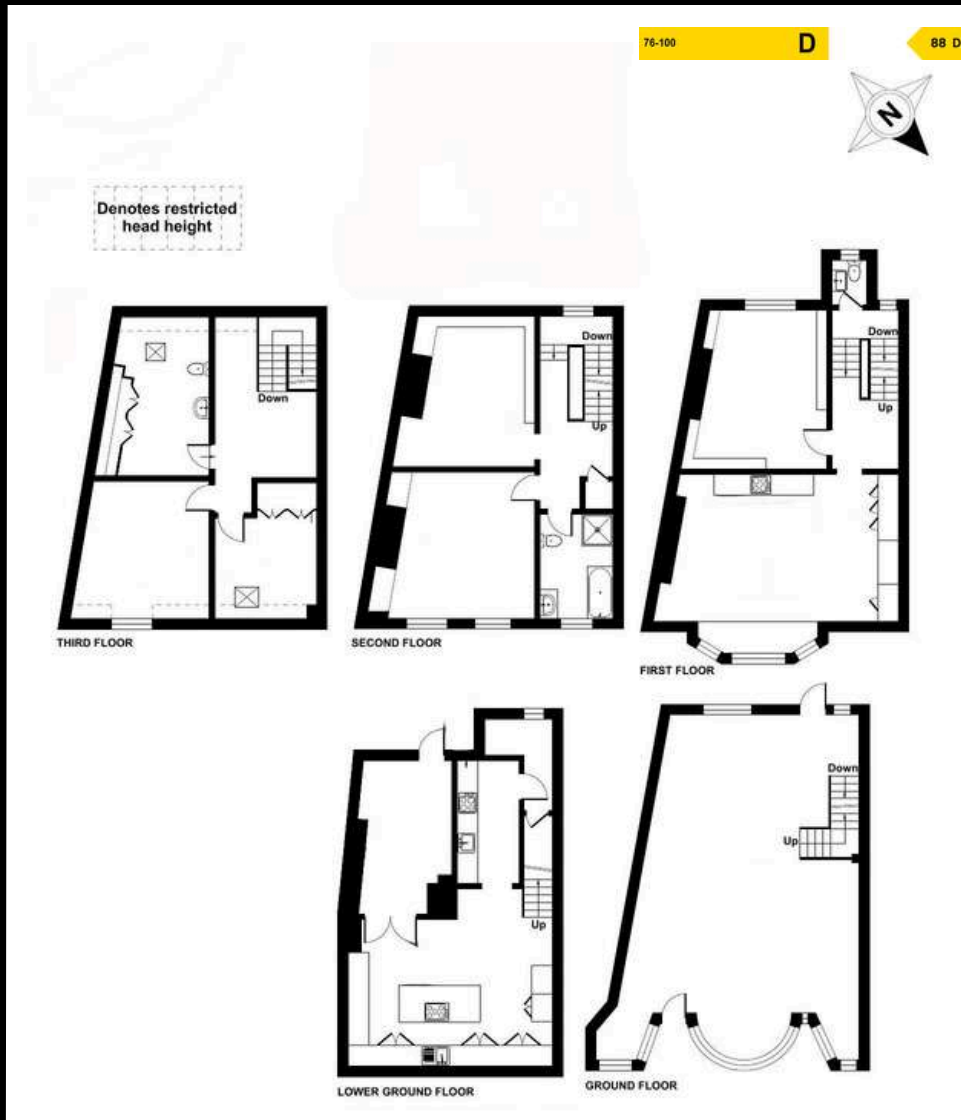
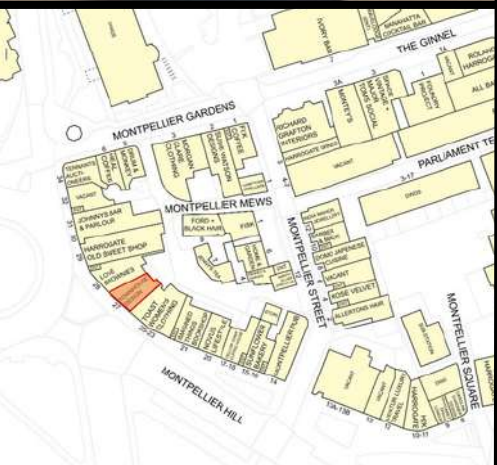
Price £575,000.

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Description & Accommodation

27 Montpellier Parade comprises a mid-terraced retail and residential property arranged over lower ground, ground, first, second and third floors.

The lower ground, ground and first floors comprises retail showroom space, with residential accommodation on the second and third floors (Lower ground provides direct access to Montpellier Mews to the rear).

The property provides the following approx areas:

<i>Lower Ground Floor</i>	<i>525 sq ft</i>
<i>Ground Floor</i>	<i>655 sq ft</i>
<i>First Floor</i>	<i>475 sq ft</i>
<i>Second Floor</i>	<i>345 sq ft</i>
<i>Third Floor</i>	<i>200 sq ft</i>
Total	2,200 sq ft

Tenancy

The whole property is let to Townhouse Design Ltd from 1 March 2026, for a term of 5 yrs, at an annual rent of £31,500 per annum. The lease is drawn on internal repairing and insuring terms.

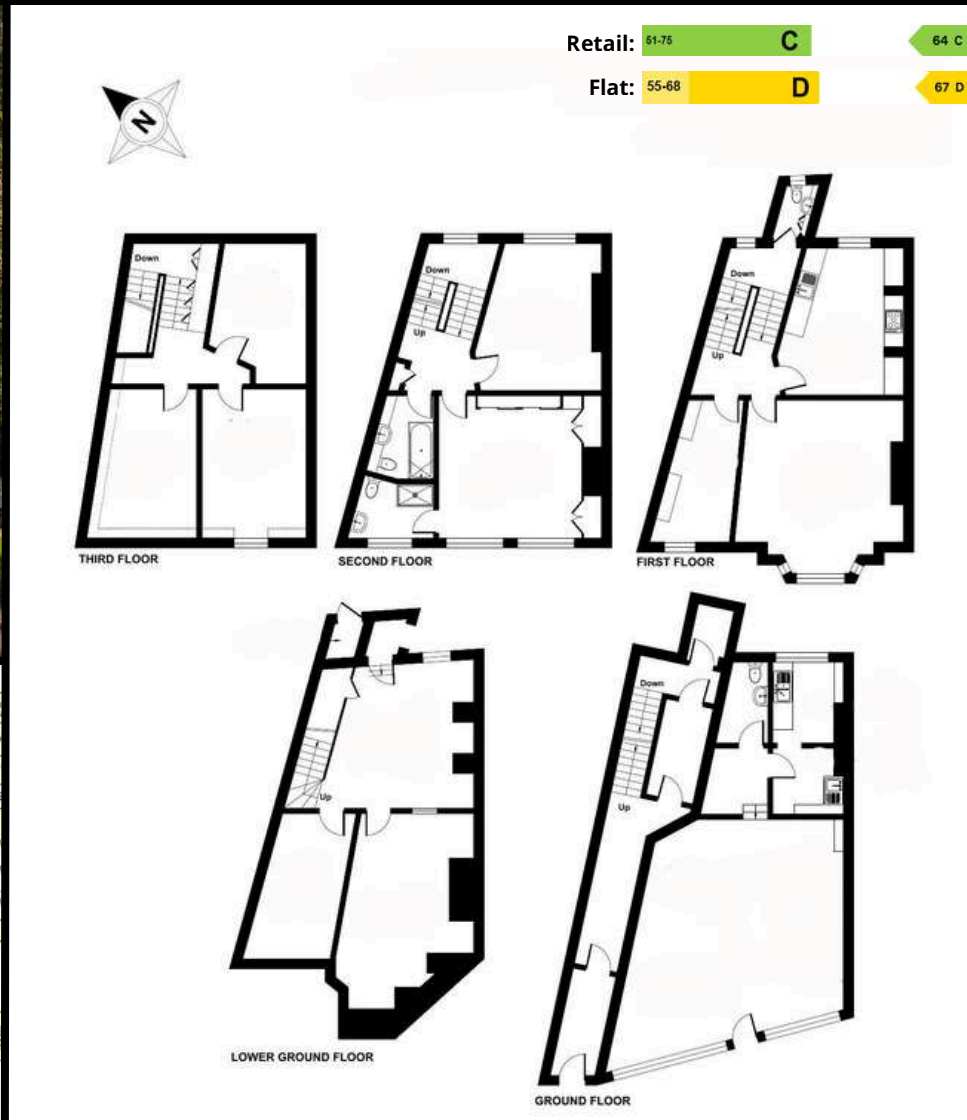
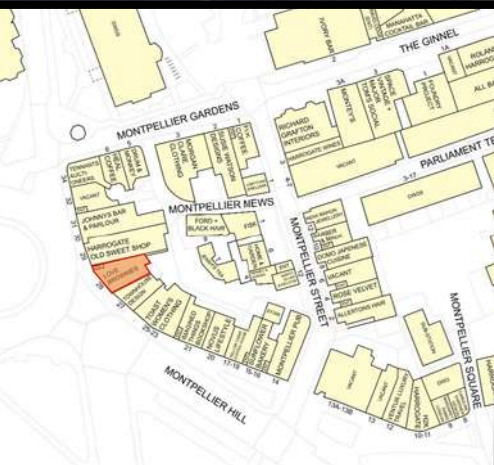
Price £450,000.

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28 MONTPELLIER PARADE, HARROGATE, HG1 2TG

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Description & Accommodation

28 Montpellier Parade comprises a mid-terraced retail and residential property arranged over lower ground, ground, first, second and third floors.

The lower ground floor provides accommodation with direct access to Montpellier Mews to the rear. The ground floor comprises retail space, with a maisonette above providing a ground floor entrance with first, second and third floor accommodation.

The property provides the following approx areas:

<i>Lower Ground Floor (Vacant)</i>	<i>520 sq ft</i>
<i>Ground Floor (Let - Love Brownies)</i>	<i>620 sq ft</i>
<i>First Floor (Let - M & H Paxton)</i>	<i>550 sq ft</i>
<i>Second Floor (Let - M & H Paxton)</i>	<i>550 sq ft</i>
<i>Third Floor (Let - M & H Paxton)</i>	<i>300 sq ft</i>
Total	2,540 sq ft

Tenancy

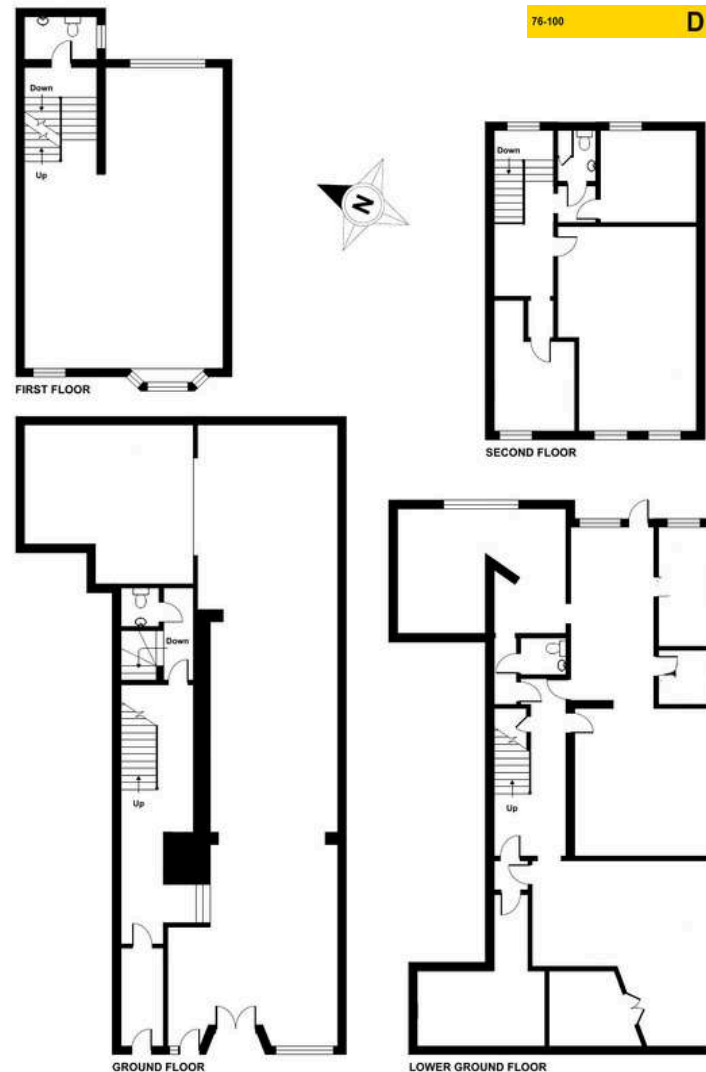
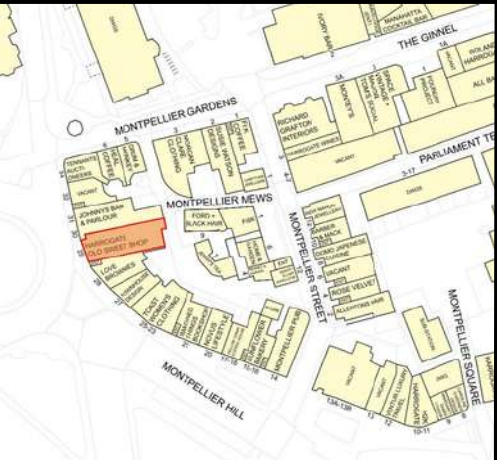
Ground Floor: Let to Christopher Drake & Caroline Robinson t/a Love Brownies from 1 March 2024 for 5 years at £25,000 p.a. Lease on internal repairing and insuring terms. Maisonette Flat: Let to Mr Matthew Robert & Mrs Hillary Paxton at a rent of £3,600 pa.

Price £625,000.

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Description & Accommodation

29 Montpellier Parade comprises a mid-terraced retail property arranged over lower ground, ground, first, and second floors.

The lower ground floor provides ancillary accommodation with direct access to Montpellier Mews to the rear. The ground and first floors comprise retail space, with additional ancillary space on the second floor.

The property provides the following approx areas:

<i>Lower Ground Floor</i>	<i>1,185 sq ft</i>
<i>Ground Floor</i>	<i>1,615 sq ft</i>
<i>First Floor</i>	<i>710 sq ft</i>
<i>Second Floor</i>	<i>630 sq ft</i>
<i>Total</i>	<i>4,140 sq ft</i>

Tenancy

The whole property is let to Harrogate Olde Sweet Shop Ltd from 1 Sept 2025 for 5 years at a rent of £45,000 p.a. (£40,750 up to Sept 2027). The lease is drawn on internal repairing and insuring terms.

Price £600,000.

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