UNIT 5A 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

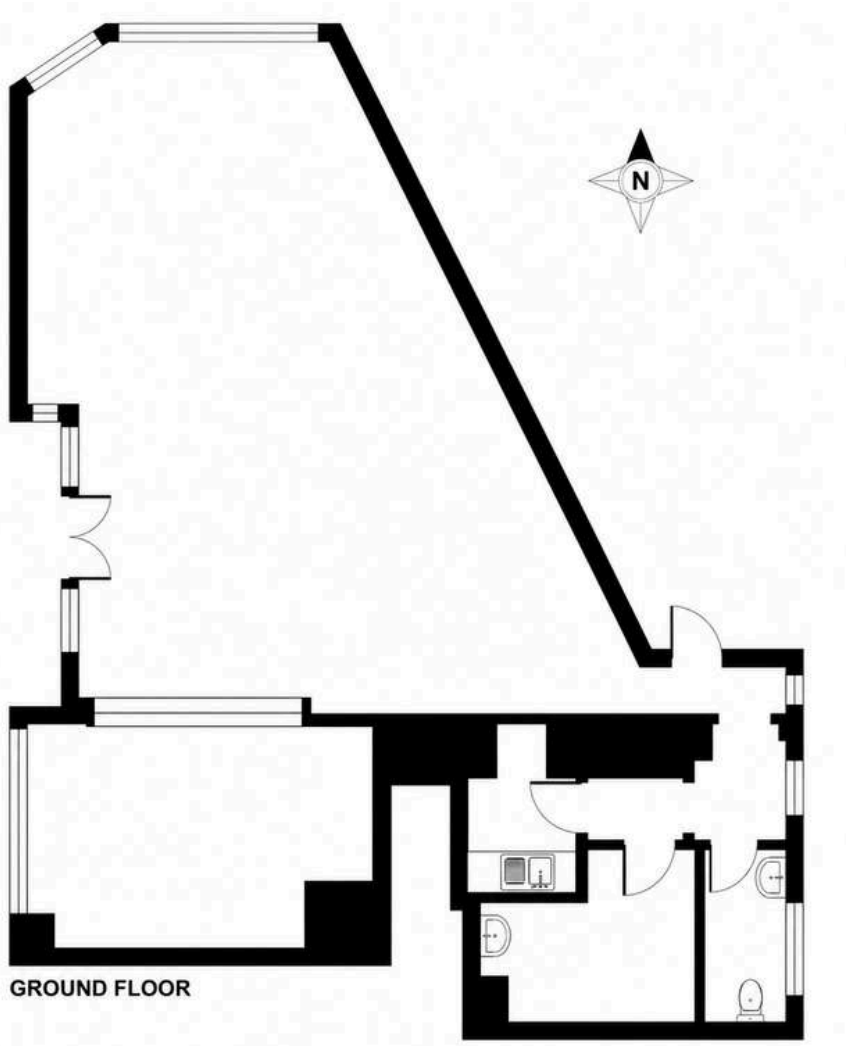
Situated within the prestigious Victorian Grosvenor Buildings, this prime retail unit showcases elegant grit stone ashlar construction with slated hipped roof and bracketed eaves, offering exceptional prominence in Harrogate's exclusive Montpellier Quarter.

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.

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Accommodation

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

Shop frontage	38' 2"
Shop depth	21' 7"
Ground floor	790 sq ft
Ancillary	185 sq ft
Total	**975 sq ft**

Services

Electricity, water and sewage are connected to the property.

Planning

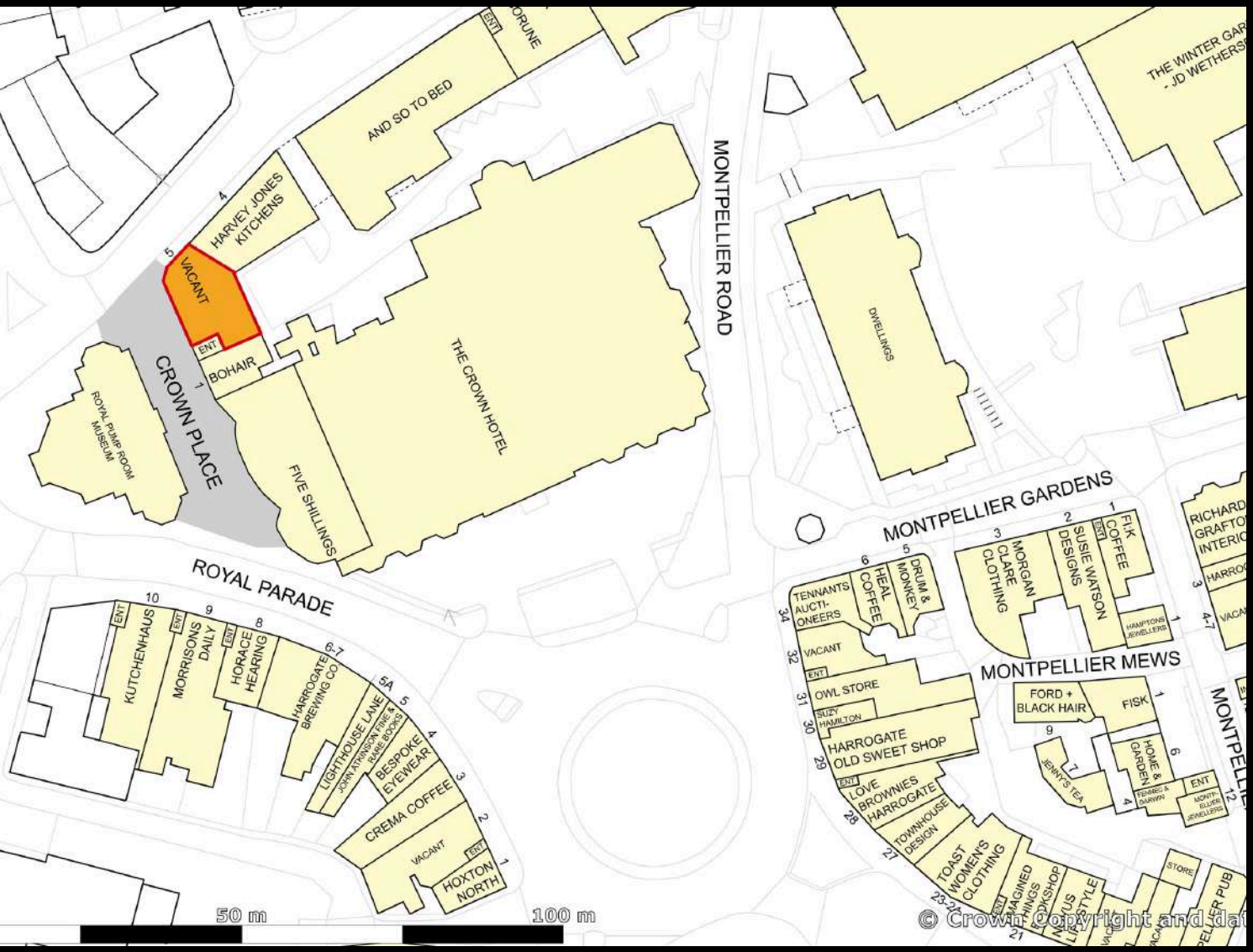
The property is grade II listed and lies within a conservation area.

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

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EPC

The property is '41 B' rated. A copy of the EPC is available upon request.

Lease Terms

The property is offered on a five year lease term on effective full repairing and insuring terms.

Service Charge

A management company is in place to maintain and repair the common parts of the estate the cost of which will be recovered from the tenants on a quarterly basis.

Rent

£30,000 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:	£21,500
Rates Payable:	£8,213

www.stapletonwaterhouse.com

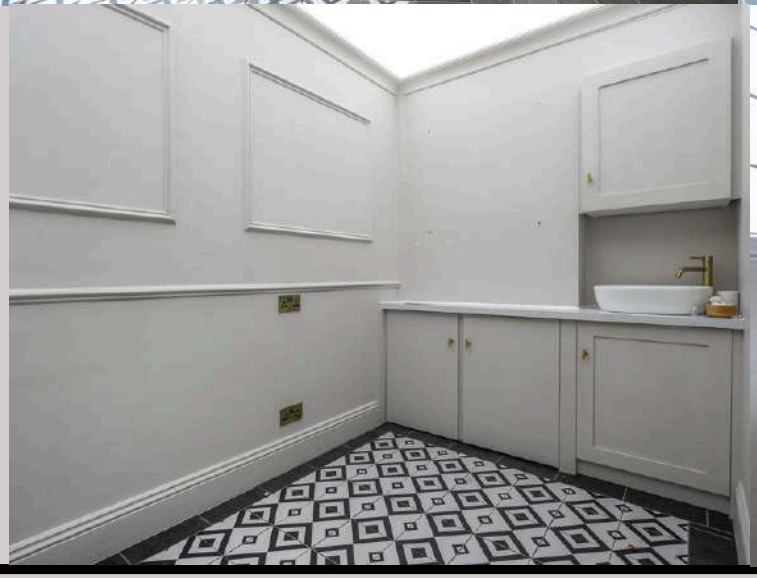
UNIT 5A GROSVENOR BUILDINGS, HARROGATE, HG1 2RT

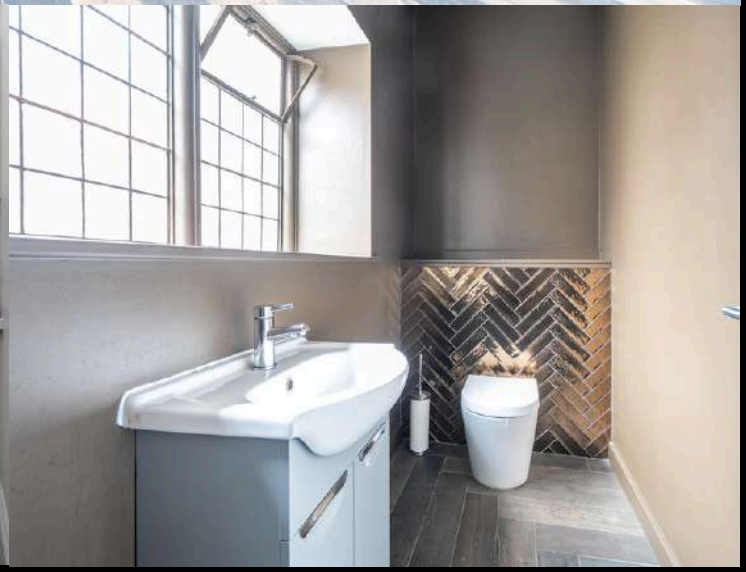
GROUND FLOOR RETAIL TO LET

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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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