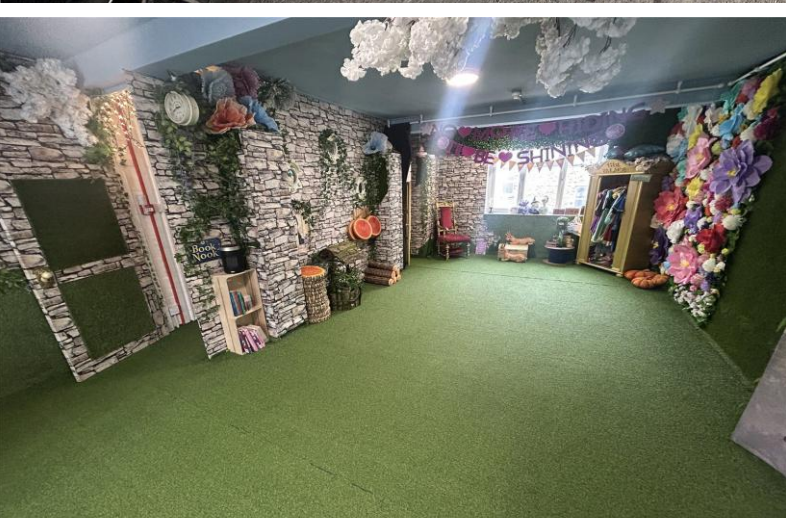




FSS

QUALITY TRUST VALUE

55 Tower Street, Harrogate
North Yorkshire, HG1 1HS



**RETAIL OFFICE SPACE
OVER 3 FLOORS**

£18,400 pa

Description

The subject premises offer a 3 storey mid terrace commercial property with parking in the up and coming Tower Street quarter of central Harrogate. The property provides predominantly open plan accommodation over all 3 floors and offers flexible easily adapted space for retail, office, trade, workshop, specialist services or a combination. The outgoing tenant has used the premises as a retail shop and a trade e commerce hub for a number of years and is vacating due to a business reorganisation.

The property offers parking to both the front and the rear, with 4 dedicated spaces in total. The property is in good condition throughout including neutrally carpeted floors, a neutral décor and trunk lighting. There is a gas supply to the premises although the property is currently heated using electric radiators. The premises occupy a prominent position opposite the Travelodge Hotel and Pure Gym as well as being only a short walk to the heart of the town centre.

Location

Tower Street with its multi storey car park is a very busy thoroughfare between West Park and Victoria Avenue in central Harrogate. There is a well established range of businesses in the retail, trade supply, specialist services, professional, and leisure sectors nearby including Travelodge, Pure Gym, Cotswold Outdoor and Euronics to mention a few.

Terms

The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £13,250

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

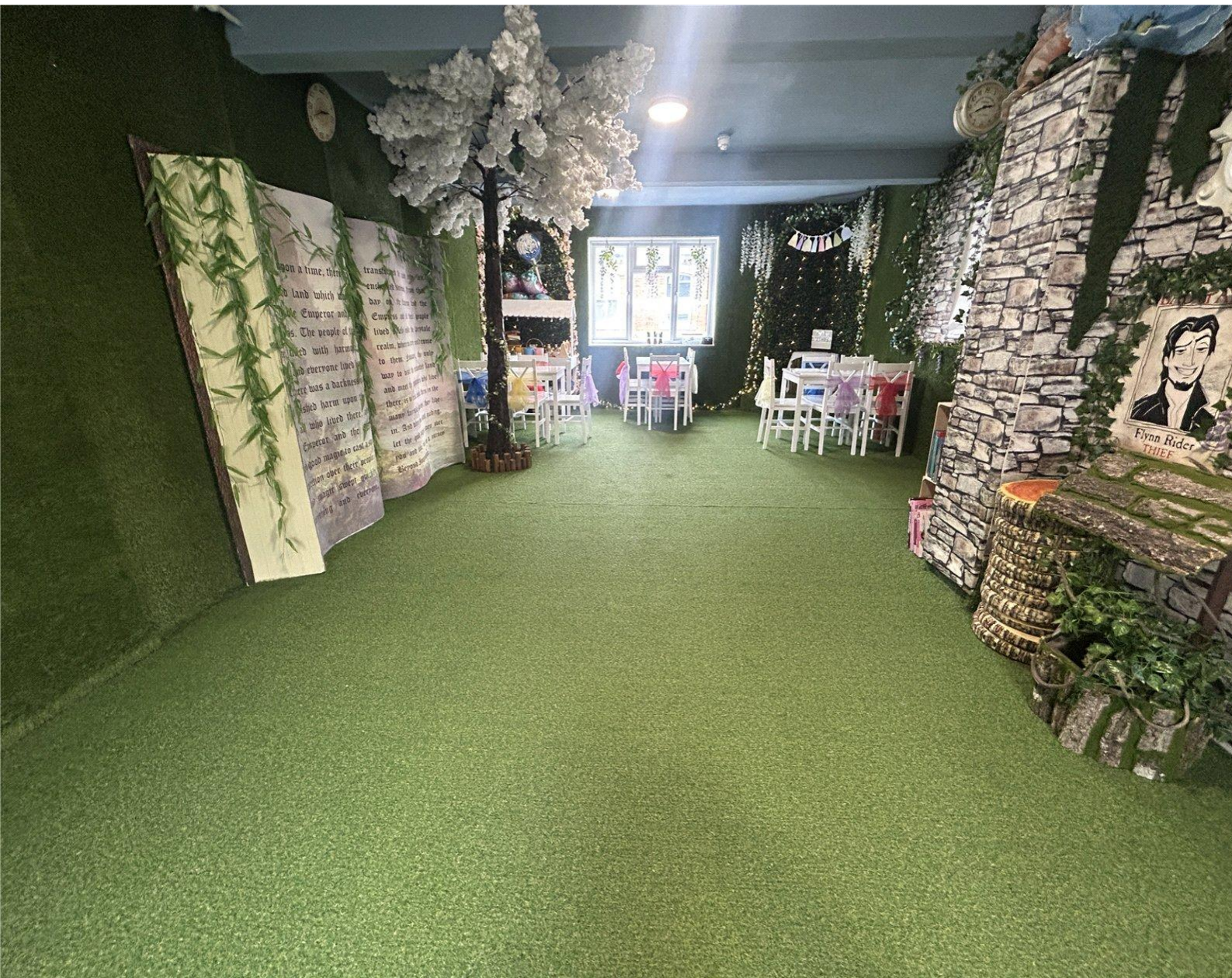
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

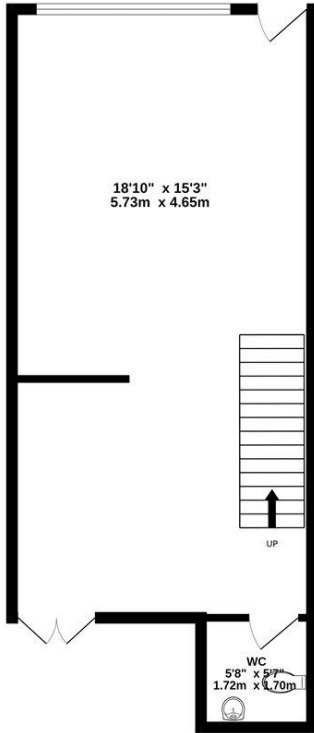
All mains services are connected to the property.

Viewing

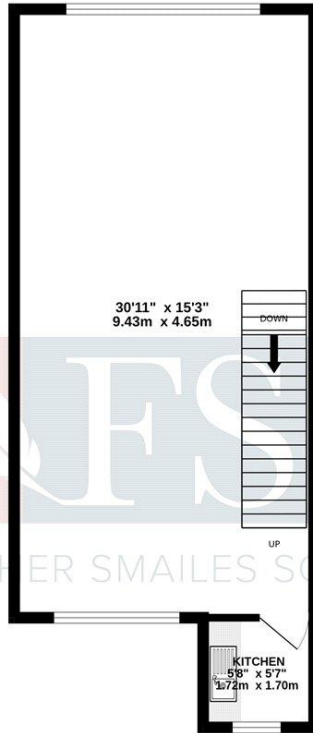
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



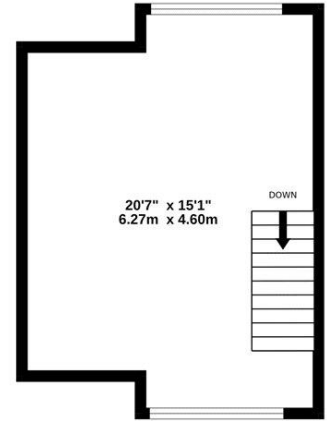
GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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