

**TO LET**

**Ground Floor Shop  
With fully fitted basement with staff  
facilities**

**Nabarro  
McAllister**

**50-52 STATION PARADE, HARROGATE, HG1 1TX**

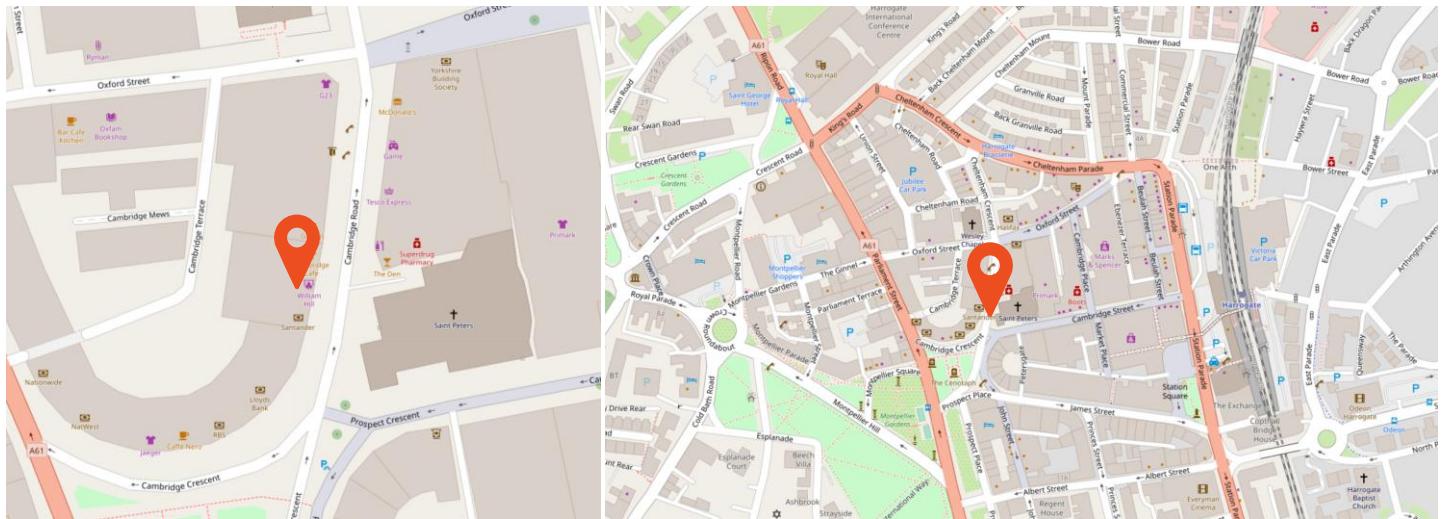


- Prime Harrogate centre location
- Opposite bus station and railway station
- Well fitted out
- Disabled and loading bays outside frontage

**Offers over £12,500 per annum**

**84 m<sup>2</sup>  
(909 sq.ft.)**

# 50-52 STATION PARADE, HARROGATE, HG1 1TX



## LOCATION

The unit occupies a prominent trading location on Station Parade immediately opposite the Harrogate bus station and railway station. Nearby occupiers include Specsavers, Scope, Café Nero and the Victoria Shopping Centre is within close proximity.

## DESCRIPTION

The property comprises the ground floor and basement of a 4-storey building constructed in stone under blue slated pitched roof. There is a disabled parking bay and loading bay directly outside the premises.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>GROUND FLOOR</b>		
Sales Area	17.6	189
Consulting Room	7.1	76
<b>BASEMENT</b>		
Storage/Office Space	60	644
<b>TOTAL</b>		
	<b>84</b>	<b>909</b>

There is a passenger lift which links the ground floor and basement. The basement has been tanked, and it is heated and has a WC, kitchenette and staff room.

## SERVICES

The property benefits from mains water, drainage and electricity. Tenants should rely on their own investigations.

## RATEABLE VALUE

The premises are in the course of being reassessed by the Valuation Office.

## PLANNING

This property is believed to have planning consent for retail. Purchasers should make their own enquiries with the Local Authority.

## TERMS

The property is offered on a new 5-year lease or multiples of 5 years on effective full repairing and insuring terms at an annual rent of offers over £12,500 per annum.

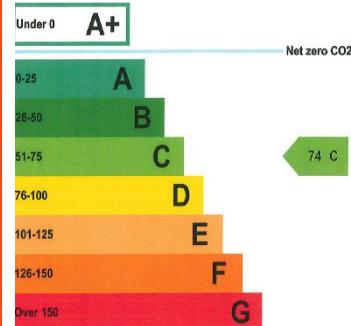
## VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

The tenant is responsible for the landlord's reasonable legal costs in the preparation of the lease.

## EPC



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

This property is being marketed together with 20-22 Beulah Street and the upper floor of 50-52 Station Parade. These premises could be available with the other retail space and/or the upper parts of 50-52 Station Parade. Details of the other properties are available on application.

## VIEWING

By appointment only  
Nabarro McAllister

**0113 266 7666**  
[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)  
[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

OCTOBER 2025

 Nabarro  
McAllister

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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