

TO LET



Upper Floor
Office Accommodation

50-52 STATION PARADE, HARROGATE, HG1 1TX

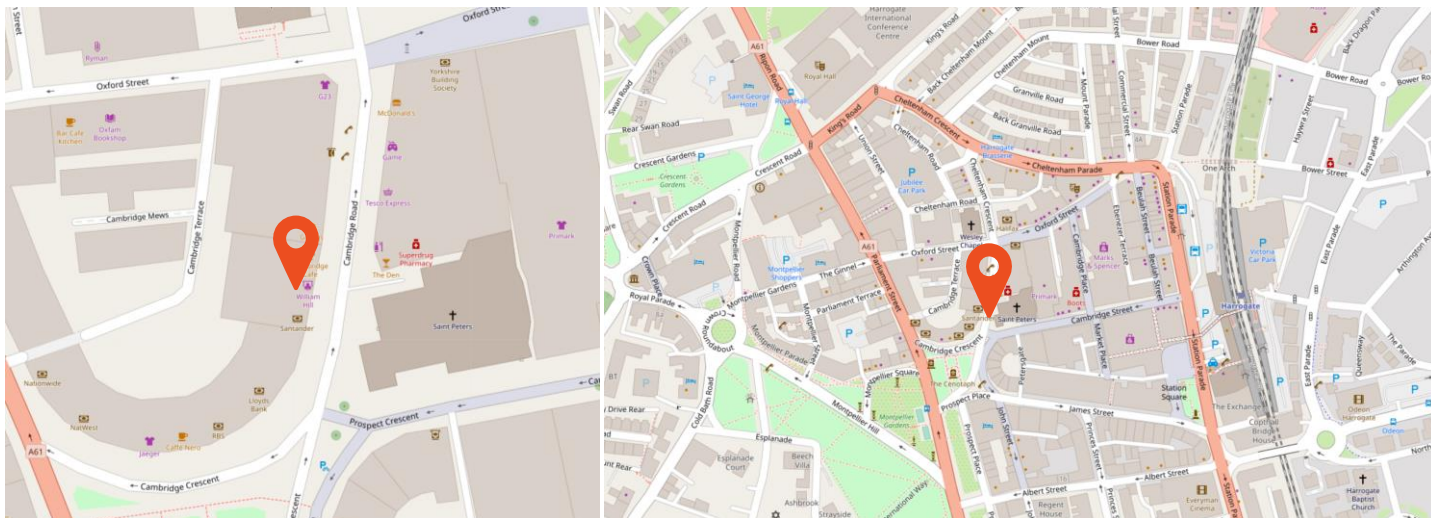


- Prime Harrogate centre location
- Opposite bus station and railway station
- Well fitted out
- Available in part or as a whole
- Separate self-contained access

Rent: £30,000 per annum

1723 sq ft
(160 m2)

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.

ACCOMMODATION

	m2	ft2
GROUND FLOOR Entrance Lobby with staircase to first floor		
FIRST FLOOR OFFICES	67	722
SECOND FLOOR OFFICES	63	687
MEZZANINE THIRD FLOOR OFFICES	29	314
TOTAL	159	1723

There is a passenger lift to all floors and there is an intercom system for entry.

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

The property is believed to have planning consent for its current use. Interested parties should make their own detailed enquiries of the Local Planning Office.

TERMS

The property is offered as a whole or in part.

First Floor - £17,000 per annum

Second & Third Floor - £24,000 per annum

A prospective tenant who is interested in occupying the whole building will have the benefit of a discounted rent.

Offered on 5-year leases or multiples of 5 years on effective full repairing and insuring terms.

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

IN THE COURSE OF PREPARATION.

ADDITIONAL PROPERTY

The property is being marketed together with the ground floor space in the same building and the ground floor space known as 20-22 Beulah Street. This additional space is available to let together with one or both of the other suites. Full details of the other suites are available on application.

VIEWING

By appointment only
Nabarro McAllister

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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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