

Unit 5, Hydro Retail Park,
Ripon Road
Harrogate, HG1 2BF



PROMINENT RETAIL SHOWROOM
APPROX. 3294 SQ FT

£42,000

Description

The property comprises a prominent retail showroom extending to approximately 3,294 sq ft (306.02 sq m) over ground floor and mezzanine levels. The accommodation provides an open plan sales area with a fully glazed frontage, offering excellent natural light and display opportunities, together with a useful mezzanine, kitchenette and WC facilities. Externally, the property benefits from ample customer parking. Formerly occupied by Stonehouse Fireplaces, the unit would suit a variety of retail, showroom and trade counter occupiers, subject to the necessary consents.

Occupying a highly prominent position fronting Ripon Road (A61), one of Harrogate's principal arterial routes linking the town with Ripon and beyond, the property benefits from excellent roadside visibility and high volumes of passing traffic. The unit forms part of The Hydro Retail Park, opposite the new Tesco supermarket, with neighbouring occupiers including Chevin Cycles, Bensons for Beds, Toolstation, Sally Beauty and Halfords, creating an established retail destination.

Terms

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

Rateable Value

Business Rates. TBA

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.

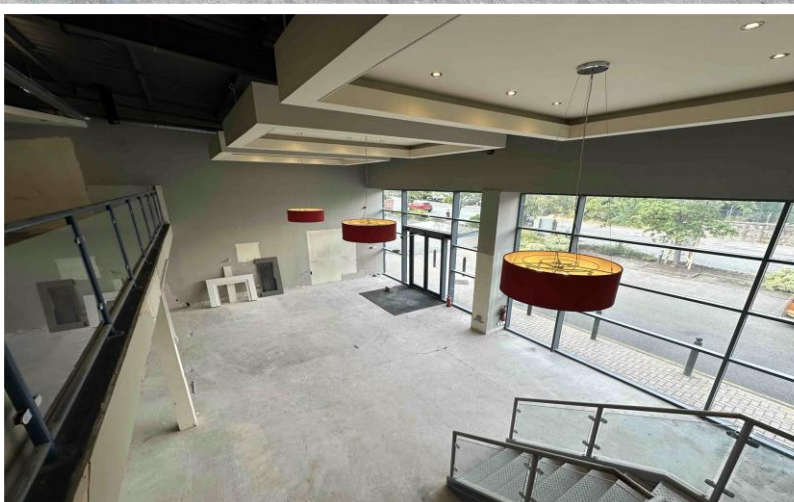
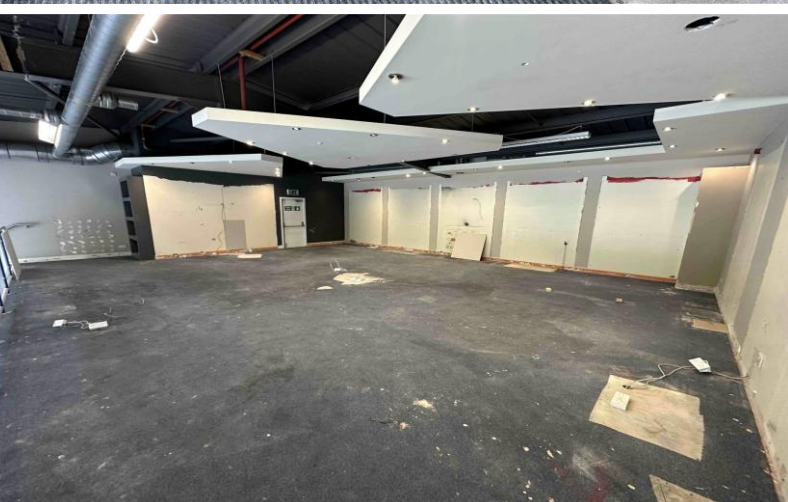
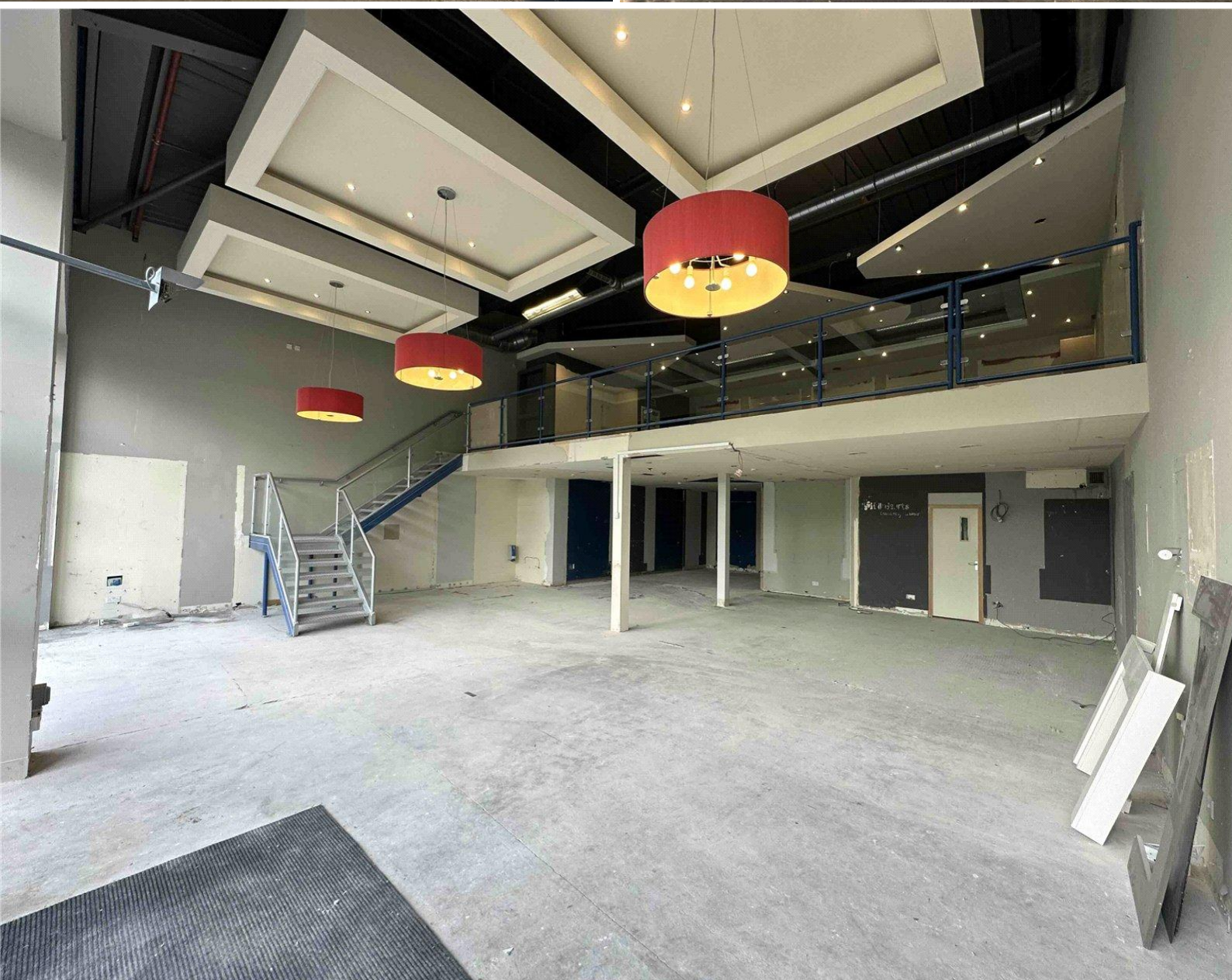
Planning

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

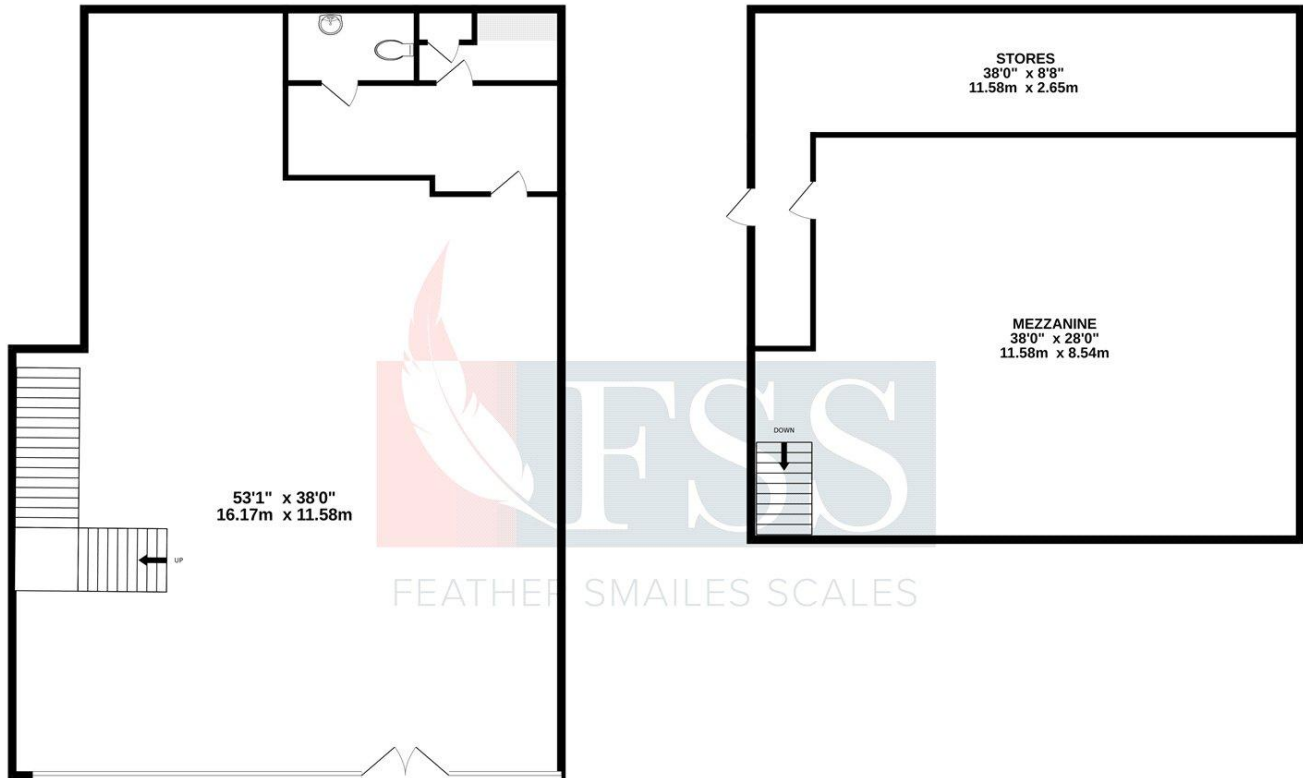
All mains services are connected to the property.

Viewing



GROUND FLOOR
1898 sq.ft. (176.3 sq.m.) approx.

1ST FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA : 3294 sq.ft. (306.0 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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