



TO LET

'E' Class Unit
Multiple Uses Considered

Former TIC, The Royal
Baths, Tourist Information
Centre Crescent Road
Harrogate HG1 2WJ

align Chartered
Surveyors

“...this building is an integral piece of Harrogate’s identity.”

Description

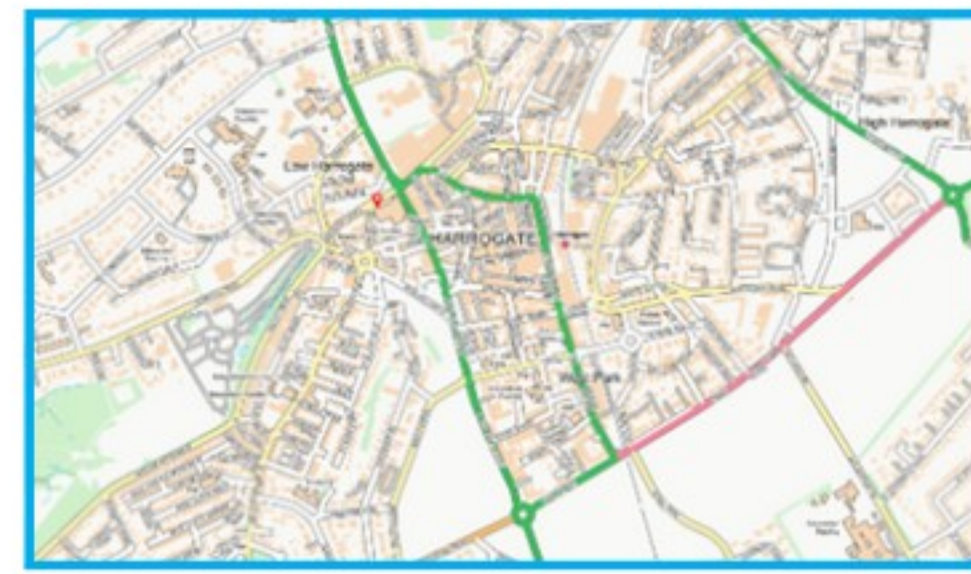
The subject property is situated within the basement level of the Turkish Baths (West Wing). The Turkish Baths were built on the site of the old Montpellier Baths and declared by Duke of Cambridge 23 July 1897. Subsequently the building underwent refurbishment in 2002 with room now for further internal modernisation. The site is one of the most famous attractions of the affluent town, a town whereby domestic visitors alone provide over £640m of investment each year.

The building is Grade II Listed comprising Yorkshire stone masonry elevations under multi-pitch and gabled roof. The windows are double glazed with timber framing.

Internally, the building benefits from a mixture of plasterboard partition and structural brick walls. The flooring is carpet above a concrete floor.

The property has open plan retail and office space to the front of the building with private office space to the rear with toilets, kitchen/staff rooms, ancillary rooms and storage room. There is no parking directly outside the building nor with the building itself, however time-limited on-street is available and permits may be attainable.

Location Plan



Floor Areas (GIA)

Floor	Sq.Ft.	Sq.m
Ground Floor	2,394	222.40
Total	2,394	222.40



Business Rates

The property has a rateable value of **£23,500**.



EPC

The EPC rating for the property as per the GOV.UK database is 70C, valid until 9 July 2027.

Service Charge

The Service Charge for the property equates to £24,300 per annum and includes maintenance, waste collection and cleaning costs. We are making enquiries to establish whether the rates liability is included or excluded from the service charge.

Offer

Align are inviting offers in the region of £40,000 per annum. Additional information and offer forms is available upon request.

Nearby Operators

Harrogate is considered a destination and commuter town with direct connections to Leeds and York. The Montpellier Quarter that encapsulates Harrogate and Victoria shopping Centre boasts over 50 exclusive independent shops. The cluster has been a strong selling point for Harrogate for many years and continues to be a destination for nearby conurbations, including aforementioned cities.

Operators within the same building include the Turkish Baths, a Chinese Buffet Restaurant, a new restaurant and a new nightclub. Surrounding uses include the Westminster Arcade (mix of uses), the up-market restaurant Piccolino, All Bar One, Five Guys and Wagamama.

Viewing

All viewings are to be arranged through one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wraight@alignpropertypartners.co.uk

Legal Costs

The ingoing tenant will be responsible for the Council’s legal costs and surveyor fees incurred in this transaction.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

