Adair Paxton
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EST 1859

PROMINENT GROUND FLOOR RETAIL UNIT

674 SQ FT (62.6 SQ M)

- Prominent end terrace position
- Spacious open-plan sales area
- Dual Frontage
- Popular Harrogate Location
- Basement
- Kitchen and WC facilites



commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

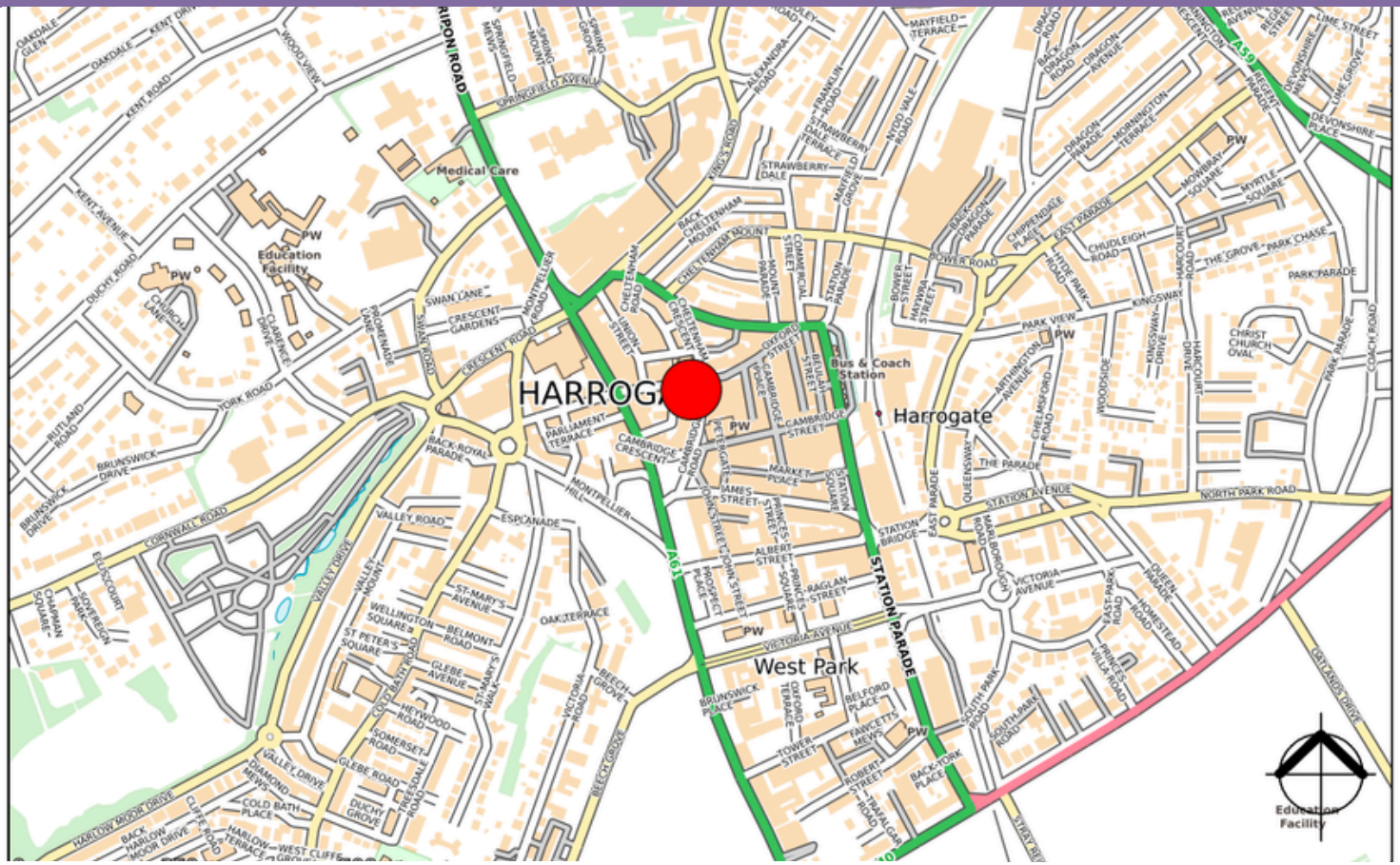
37 Oxford Street
Harrogate
HG1 1PW

£20,000 + VAT per annum

LOCATION

The subject property is positioned on Oxford Street in the heart of Harrogate town centre, occupying a corner position at the junction with Cambridge Terrace. The property benefits from being situated within an established retail and leisure location, with a range of national and independent occupiers in the immediate vicinity such as Victoria Shopping Centre, Santander and M&S.

Situated close to Harrogate's principal shopping and leisure amenities, the property is within a short walking distance of Harrogate Bus and Railway Stations, providing convenient access to Leeds, York and the wider region. The surrounding area also benefits from a variety of cafés, restaurants, bars and other town centre facilities.





Oxford Street, Harrogate

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DESCRIPTION

Occupying a prominent corner position within an established retail parade, the property provides an attractive opportunity for a range of retail, office or service-based uses, subject to the necessary consents.

The accommodation is arranged over the ground floor and basement which comprises a spacious, largely open-plan sales area, together with useful ancillary storage, kitchenette and WC facilities.

The property benefits from extensive glazed dual frontage, providing excellent natural light and strong street presence, and offers a specification including:

- Prominent corner position
- Extensive glazed frontage
- Spacious open-plan sales area
- Suspended ceiling with integrated lighting
- Useful ancillary storage accommodation
- Kitchenette and WC facilities

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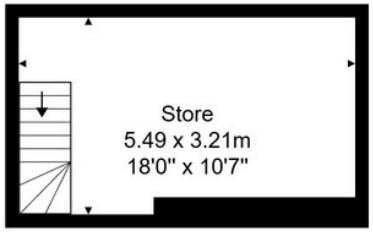


37
Oxford Street
Gifts • Cards • Jewellery
37 Oxford Street
Retail Unit
TO LET
All Enquiries
0113 239 5770

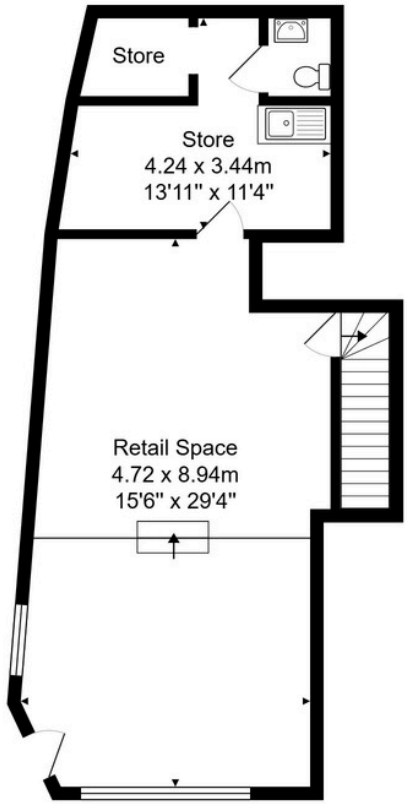
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 6th Edition, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	515	47.8
Basement	159	14.8
Total	**674**	**62.6**



Lower Ground Floor



Ground Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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EPC

The property currently benefits from an EPC rating of D-77.

VAT

VAT is applicable.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £20,000 + VAT per annum.

VIEWINGS

By appointment only. Please contact the agent direct.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2026 list: Rateable Value: £18,000.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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