

2-4 Parliament Street, Harrogate, HG1 2QZ

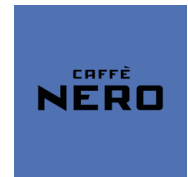


## To Let – Prime Retail Units (Approx 780 – 2,313 SQ.FT)

- Individual / Combined Units
- High Profile Position
- Potential First Floor Storage

Surrounding Occupiers:

*Betty's*  
EST 1919



wagamama

THE IVY  
HARROGATE



malcolm  
stuart  
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## To Let – Prime Retail Units

Currently comprising 2 No self contained retail units, these have the option to being taken as a combined ground floor unit with first floor storage or on an individual basis.

The units are situated at the top end of Parliament Street, a prime retail, leisure and hospitality destination within the spa town of Harrogate, North Yorkshire.

There are a host of National operators in situ in the parades close to the unit as well as the extremely popular Bettys Tea Room located opposite. Bettys on its own provides incredible footfall and exposure in this location with daily queues forming down the street.



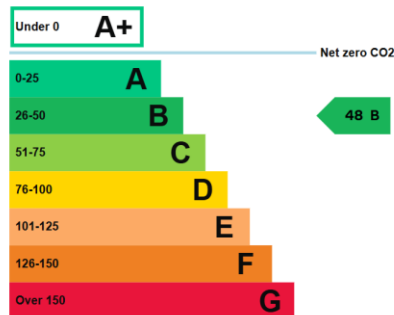
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stuart**  
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Unit	Accommodation	Size	Rental
No 2	Ground Floor First Floor	780 sq.ft 675 sq.ft	£40,000 p.a.
No 4	Ground Floor	858 sq.ft	£30,000 p.a.

**\*Option to take combined units or ground floor only on No 2\***

### Energy rating and score

This property's energy rating is B.

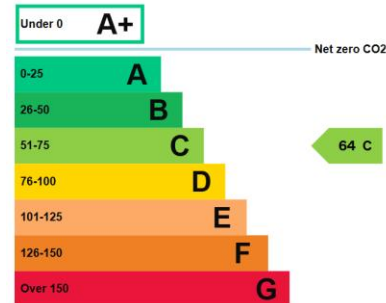


Properties get a rating from A+ (best) to G (worst) and a score.

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

### Energy rating and score

This property's energy rating is C.



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

### BUSINESS RATES - 2026 LIST

2 Parliament St - £35,250

4 Parliament St - £18,000

The current uniform business rate for RHL is 0.382 for assessments of below £51,000.

### PLANNING

We understand that the property currently benefits from E – Commercial, Business & Service consent under The Town & Country Planning (Use Classes) Order 1987 (as amended). The property may be suitable for alternative uses STP

### TERMS

The units are being made individually or combined on effective FRI terms at guide rentals contained within the table.

### VIEWING

Sole letting agents (appointment only)

Malcolm Stuart Property Consultants

01937 530853

[james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)

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stuart**  
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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared April 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.