

HARROGATE 47

www.harrogate47.co.uk

JUNCTION 47, A1(M) – A59
HG5 0XJ



Suitable for a wide range of uses including:



Food and Beverage



Electric Vehicle Charging Hub



Retail

Over 27,000 Vehicles Passing Daily On A59 and 90,000 Vehicles On A1(M)

New Roadside Amenities Development

adjoining Harrogate 47 Business Park / Industrial Development

FOR SALE / TO LET

1,000 – 5,000 Sq Ft Standalone & In Line Roadside/Restaurant Units and EVC Hub

Harrogate 47 Masterplan

www.harrogate47.co.uk



Two Acre Roadside Development Site

(Additional circa Four Acres for Future Development)

- Phase 1 Industrial/Business Park Development due to PC Autumn 2025
- Phases 2/3 targeted to PC by 2027
- Total development comprises over 500,000 sq ft
- Infrastructure to Roadside Development Plot Completed - Available For Occupation (Subject To Planning) from Autumn 2026



What3Words
clearly.speedy.rigs



View in
Google maps

Site Plan

Uses

Roadside amenity proposed to include restaurants, commercial units and electric vehicle charging facility.

Accommodation

Unit	Unit Type	Size GIA Sq Ft	Size GIA Sq M
1A	Commercial Unit	1,500	140
1B	Commercial Unit	1,000	93
1C	Commercial Unit	2,500	232
2	Restaurant	1,800	167
3	Restaurant	3,500	325
-	EVC Hub	Up to 24 EVC parking bays	

The masterplan is indicative and can be redesigned to accommodate individual occupier requirements (subject to planning).

Planning

The site has outline planning permission for use classes B2, B8 and Class E which allows for up to 2,787 sqm of ancillary floorspace within Class E.

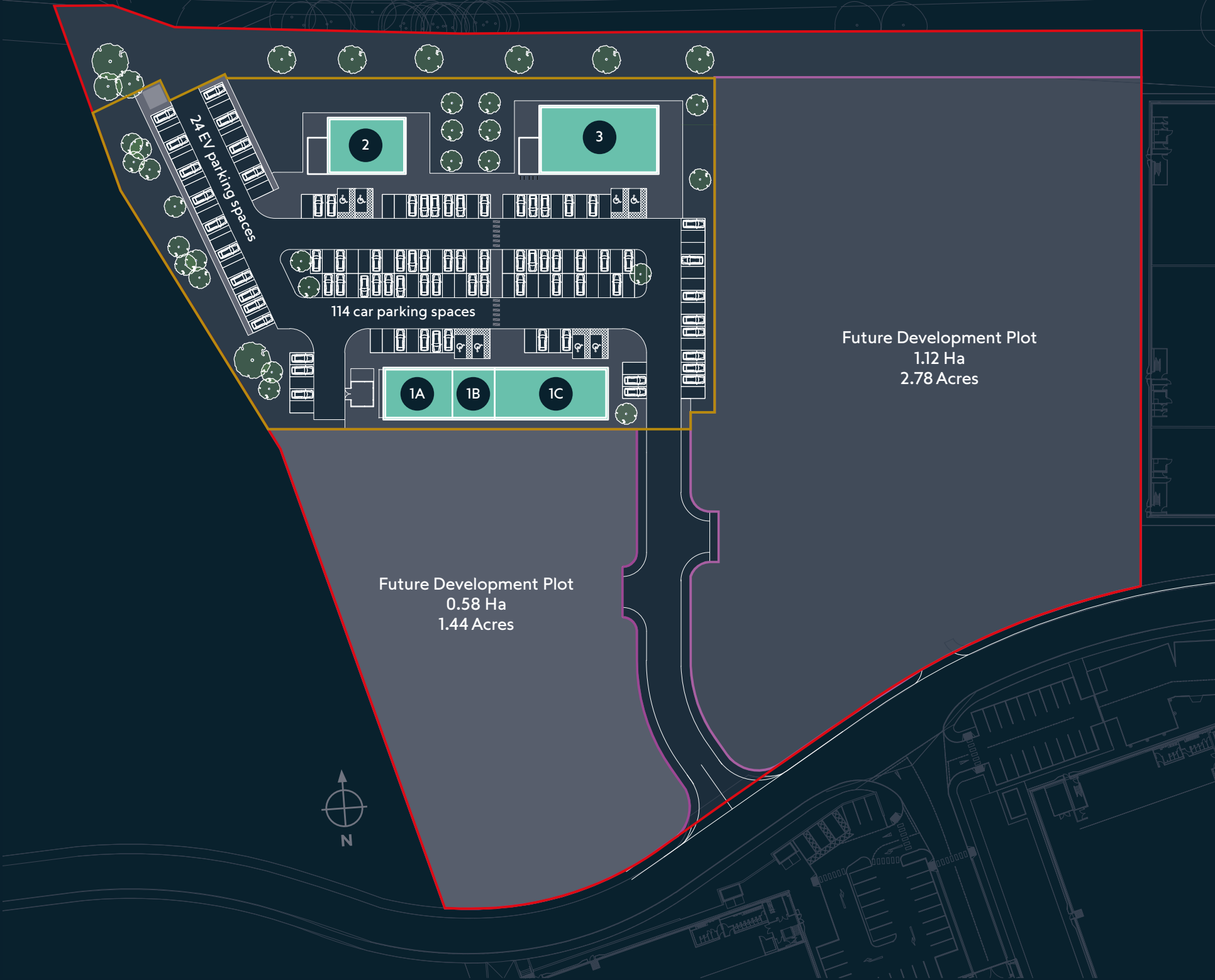
Uses such as small café's, small scale retail, gyms and childcare nurseries / creche is considered as ancillary under the current planning permission.

Other uses may be acceptable subject to agreement, or via formal consent from the local planning authority (North Yorkshire Council).

Any planning enquiries are to be made via Opus North.

Timing

Available for occupation from Autumn 2026.





A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



HARROGATE 47

Terms

Expressions of interest are invited on a freehold, ground lease or leasehold basis.

VAT

VAT will be charged where applicable.

Contacts

For all enquiries please contact the joint agents:

Charlie Greenhalgh
07870 555 979
cgreenhalgh@lambands swift.com

Richard Syers
07585 976 914
richard@alexanderjamesltd.com



www.harrogate47.co.uk

Misdescriptions Act: These particulars are not an offer or contract, nor part of one. No person in the employment of, or representing, Alexander James Automotive Ltd or Lamb & Swift Commercial has any authority to make or give any representations or warranty in relation to this property and all such information is given entirely without responsibility on the part of the agents, seller(s) or lessor(s). Accordingly, any information given is to provide guidance and general information about the property and must be used at your own risk. Areas, measurements and distances given are approximate only. Alexander James Automotive Ltd and Lamb & Swift Commercial will use reasonable endeavours to ensure the accuracy of such information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate. You should be responsible for carrying out and commissioning independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. The photographs show only certain parts of the property as they appeared at the time they were taken. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Sept 25. Design by www.thedesignexchange.co.uk