



short
stay
Harrogate

HARROGATE • 2026/27 EDITION

The Harrogate Letting Guide.

The rules, the money and the local know-how of short-stay letting in Harrogate.

FREE OWNER GUIDE • shortstayharrogate.co.uk



WHO WE ARE

Local, not national.

Short Stay Harrogate is a local, family-run team. We're Superhosts with a decade of hosting behind us, and we focus on Harrogate, Pannal and Knaresborough. So we know which streets book, which weekends sell out and what guests here expect.

5,000+

nights booked

1,500+

five-star guest reviews

80%

average occupancy

4.9 / 5

average guest rating





COUNCIL TAX & BUSINESS RATES

You could pay nothing.

It's possible first-time holiday let owners qualify for small business rate relief, with no council tax to pay. To qualify, over the last year your home must be:

140

days available to let commercially

70

days actually let to paying guests

Pass this 140/70 test and your home moves from council tax to business rates. If it's your only business property and its rateable value is £12,000 or less, small business rate relief can bring the bill down to nothing, with partial relief up to £15,000. Miss the test and it falls back to council tax, which for a second home in North Yorkshire means double the normal bill.

In practice

70 nights is about ten weeks of bookings. Our managed homes average around 80% occupancy, so the test is rarely the problem. Keeping the evidence is: booking records, guest payments and cleaning logs.



LETTING IN ENGLAND

The rules have changed.

None of this should put you off. It rewards owners who run their home as a proper business. Here's the plain-English timeline.

● April 2025

The Furnished Holiday Lettings tax regime is abolished. Holiday lets are now taxed broadly like other rental property.

● April 2025

North Yorkshire Council adds a 100% premium to second homes, so a second home now pays double council tax.

● March 2027

The national short-term let register is due to go live. Every listing will need a registration number, and owners will need to show safety compliance.

Correct as at October 2026, based on published UK Government and North Yorkshire Council information. General information, not legal or tax advice. Always check your own position with your council, accountant or adviser.



THE HARROGATE YEAR

Why Harrogate books all year.

Over 3 million visitors a year, and a calendar that keeps going after the summer holidays.

Spring

Harrogate Spring Flower Show (22—25 April 2027), Easter breaks and walkers heading for the Dales.

Summer

The Great Yorkshire Show (13—16 July 2027), the town's busiest week of the year.

Autumn

Conference season, the Autumn Flower Show and cosy weekends close to the Dales.

Winter

Christmas shopping breaks, spa weekends at the Turkish Baths and New Year in town.

All year

The Harrogate Convention Centre (a £9.4m upgrade, with a 1,200-delegate hall due spring 2027), plus contractors, NHS staff, relocations and insurance stays midweek.



THE LOCAL MARKET

Know your patch.

Not every HG postcode earns the same. Here's how our forecasts compare across the areas we cover.

Central Harrogate

HG1, the Stray, Valley Gardens and the Duchy

Our strongest area. Guests can walk to the station, the Convention Centre, shops and restaurants.

South Harrogate & Pannal

Around 7.5% below central (subject to condition)

More space, easier parking and quieter streets.

Knaresborough

Around 15% below central

Riverside views and a market-town feel, just along the road.

What guests pay more for

A bathroom for every bedroom • parking • a garden or terrace • walking distance to town



THE NUMBERS

What could your home earn?

A central Harrogate two-bed apartment, let for short stays over a full year:

LOW

£36,000

AVERAGE

£52,900

HIGH

£69,700

Gross rental income a year, from our forecast model.

Before you get excited

That's before platform commission, cleaning, management, bills, council tax or business rates, and insurance. Plenty of agencies only show the top line. We show you every line, month by month.

Get your free forecast — scan or visit

Instant estimate online, then a full month-by-month P&L for your home.

shortstayharrogate.co.uk/income-estimator →



Forecasts, not guarantees. Based on our forecast model for similar Harrogate homes.



OWNER CHECKLIST

Ready for the register?

Get ahead of March 2027. If you can tick all of these, you're in good shape.

- ☒ Gas safety certificate, renewed every year
- ☒ Electrical safety report (EICR)
- ☒ Fire risk assessment, with smoke and carbon monoxide alarms
- ☒ Holiday let insurance (home insurance rarely covers guests)
- ☒ Mortgage lender and freeholder consent, if you need it
- ☒ A record of every booking and changeover, for the 140/70 test

Not sure where you stand?

We'll go through every item with you at your free home visit.



FULLY MANAGED

From photos to the final clean.

You keep the income. We do the work.

Listing & pricing

Professional photography, standout listings on Airbnb, Booking.com, Vrbo and our own site, and pricing that reacts to local events.

Your guests

Guest vetting, smooth self check-in and 24/7 communication, so the late-night calls come to us.

Your home

Hotel-quality linen, housekeeping after every stay, maintenance and a live owner dashboard.

Your diary

Unlimited owner stays. Block out dates whenever you want to use your home yourself.

"5 stars is not enough... clean, modern, great location... staff go above and beyond."

LIBBIE S, GUEST, JANUARY 2026

GETTING STARTED

Three simple steps.

- 1 Get a free forecast, online or over the phone.
- 2 We visit your home. Free, no obligation, honest advice.
- 3 Photoshoot, listing live, first guests.

Book your free home visit

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