

1 Commercial Street and 2 Mount Parade, Harrogate, HG1 1BX



Town Centre Investment Opportunity in Harrogate

- Investment opportunity in Harrogate Town Centre
- Asset Management Opportunity
- Retail Outlet (The Cheeseboard) let producing £11,500 p.a.
- The Retro Club due to vacate to provide vacant possession
- Offices to be sold with VP - suitable for Residential Development STPP

Development, Investment
FOR SALE

3,612 sq ft
(335.57 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

| | |
|-----------------------|--|
| Available Size | 3,612 sq ft |
| Price | £550,000 |
| Business Rates | 2 Mount Parade RV: £21,750 1 Commercial Street RV: £12,500 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The premises comprise the whole of a semi-detached, four storey building which spans between the two streets of Mount Parade and Commercial Street. The property comprises a retail shop occupied by The Cheeseboard and The Retro Club on the LGF from Commercial Street. The property also provides offices from Mount Parade and above The Cheeseboard Shop. In our opinion this could be suitable for continued office use (following a series of refurbishment works or residential STPP).

Location

The property is situated on Commercial Street and Mount Parade close to Station Parade and its intersection with Beulah Street.

Accommodation

The accommodation comprises the following areas:

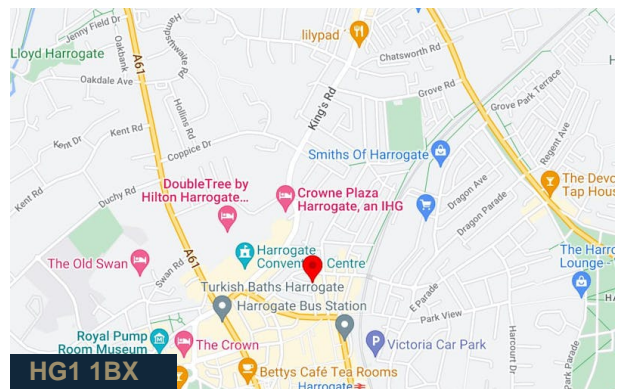
| Name | sq ft | sq m | Availability |
|---|--------------|---------------|--------------|
| Lower Ground - Retro Club Bar/Dance Floor 1 Commercial Street | 861 | 79.99 | Available |
| Ground - Floor Retail Sales/Office 1 Commercial Street | 374 | 34.75 | Available |
| Basement - Basement Store 1 Commercial Street | 200 | 18.58 | Available |
| Ground - Floor Offices 2 Mount Parade | 447 | 41.53 | Available |
| 1st - Floor Offices/Kitchen | 751 | 69.77 | Available |
| 2nd - Floor Offices | 857 | 79.62 | Available |
| Unit - Attic Store | 122 | 11.33 | Available |
| Total | 3,612 | 335.57 | |

Occupational Leases & Tenure

The Cheeseboard are long standing tenants who are in the process of agreeing a new 6 year lease with 3 year break clause at £11,500 p.a. We understand The Retro Club have also been holding over for some time at a rental of £7,200 p.a. but are due to vacate to allow vacant possession upon a sale.

Asset Management Opportunities

The former office premises provide potential to be refurbished, upgraded, and occupied as offices or converted into residential STPP. The lower ground floor currently used as a club could be let out for other commercial uses or converted into a flat subject to necessary consents.



Viewing & Further Information

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