

81 Station Parade, Harrogate
North Yorkshire, HG1 1ST



**PRIME MIXED USE
COMMERCIAL
OPPORTUNITY**

For Sale - guide price £850,000

Description

An excellent investment opportunity comprising a mixed-use property in a prime position on Station Parade, one of Harrogate's most established and sought-after commercial locations. The property includes a ground floor retail unit, currently configured as a hair salon, which has traded successfully for approximately 20 years. The commercial element is currently occupied but vacant possession may be available in due course. There is also a car parking space attached to the commercial unit.

The upper parts comprise three modern, well-presented residential apartments arranged over the first, second and third floors. The accommodation includes two one-bedroom apartments (Flats 1 and 2) and one two-bedroom apartment (Flat 3), all of which are currently let, producing a combined rental income of approximately £32,160 per annum.

This is an ideal opportunity for an investor seeking a property with immediate income and asset management potential, or for an owner-occupier looking to trade from the premises while benefiting from a steady residential income stream.

Terms

The property is for sale freehold. The commercial element is currently occupied but vacant possession may be available in due course. The flats will be subject to the tenancies in place as follows: Flat 1 – £830 pcm Flat 2 – £830 pcm Flat 3 - £1,020 pcm

Rateable Value £20,500

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available. Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information. The council tax band for the residential apartments is Band A.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

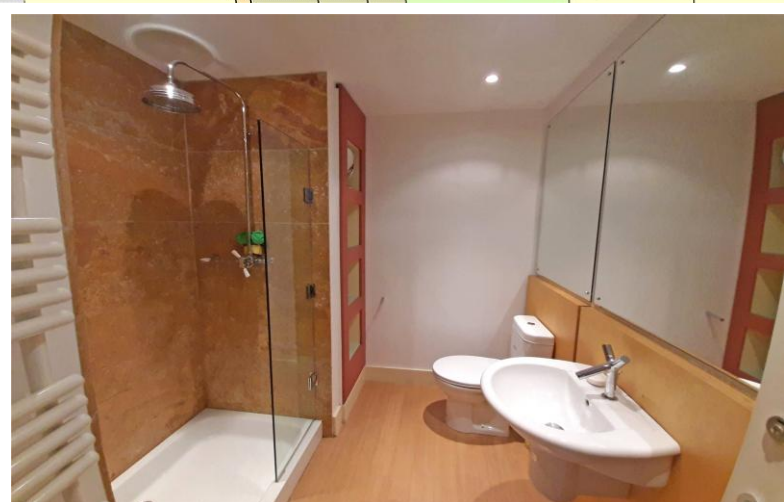
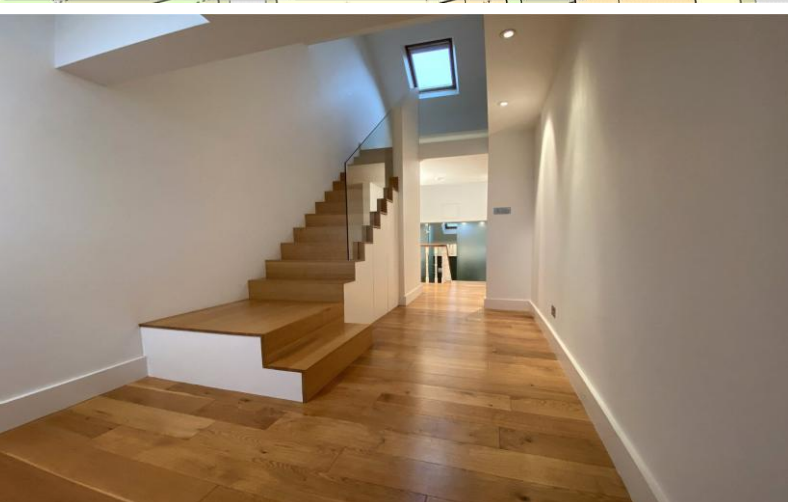
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.





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