

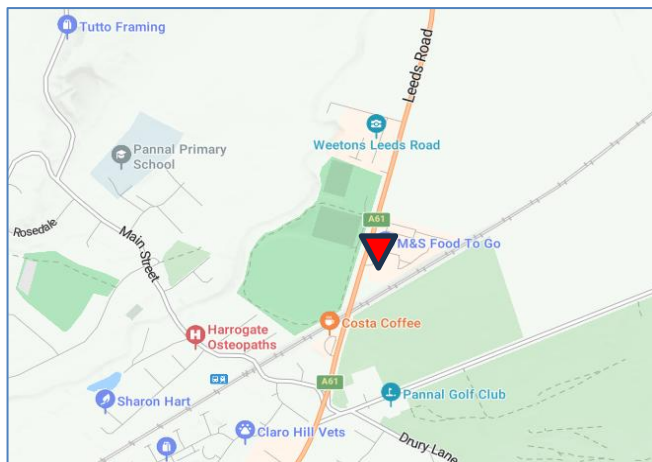


Leeds Road, Pannal, Harrogate, North Yorkshire, HG3 1EP

TOTAL AREA: 3,752 SQ. FT (348.62 SQ.M) on 0.11 Ha (0.25 Acres)

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LOCATION

The property occupies a prominent roadside position on the A61 Leeds Road, approximately 400 metres north of Pannal village and 2.5 miles south of Harrogate town centre.

Nearby occupiers include a BP filling station with an adjoining Marks & Spencer convenience store, as well as a Mercedes-Benz dealership and Costa drive thru.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front
- Steel portal frame construction
- Steel framed mezzanine used for tyre storage
- 2 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 348.62 sq m (3,752 sq ft) plus mezzanine of 96.43 sq m (1,038 sq ft).

The site extends to a total of approximately 0.11 ha (0.25 acres).

EPC

Available upon request.

BUSINESS RATES

Rateable Value - £32,250 (1st April 2026)

Description – Tyre and Exhaust Centre and Premises

TENURE / TERMS

The property is available on a freehold basis.

Offers over £375,000 are invited for the freehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

CONTACT

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Particulars issued June 2026.