

4 Bower Street, Harrogate, HG1 5BQ



## Mixed Use Investment close to Harrogate Town Centre

- Retail with a three bedroom apartment above
- Freehold with vacant possession on the shop, apartment let on AST
- Very close to all Town Centre Amenities
- Very short walk to Harrogate Train and Bus Station

Investment, Retail  
**FOR SALE**

**1,204 sq ft**  
(111.86 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# 4 Bower Street, Harrogate, HG1 5BQ

## Summary

<b>Available Size</b>	1,204 sq ft
<b>Price</b>	£279,000 The property is available freehold with vacant possession on the shop. The apartment is let out on an Assured Shorthold Tenancy at £9540 p.a./£795 p.c.m.
<b>Rateable Value</b>	£6,600 As the retail premises are under the £12,000 ratable value the occupier should be eligible for small business rate relief (no rates payable). Interested parties are advised to contact thier local rating authority Harrogate Borough Council on 01423 500600.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

The subject property briefly comprises a three storey semi-detached stone property under a pitched slate clad roof. The ground floor provides retail accommodation with separate access to a three bedroom apartment on the upper floors.

## Location

The property is situated on Bower Street close to its junction with Haywra Street, Bower Road and East Parade. The ground floor provides a self-contained shop and a separate door provides access to a three bedroom apartment on the upper floors.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and has the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

## Accommodation

The accommodation comprises the following areas:

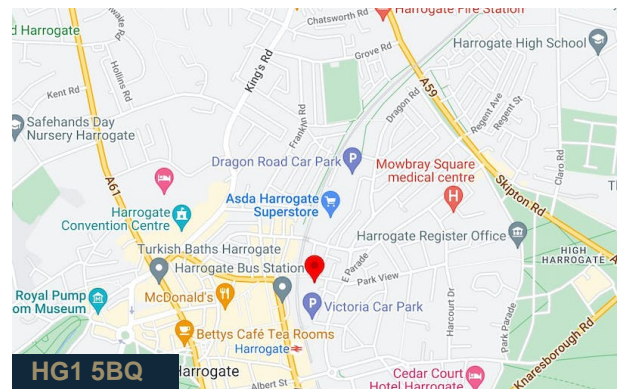
Name	sq ft	sq m	Availability
Ground - Floor Shop	461	42.83	Available
1st - Floor Apartment	414	38.46	Available
2nd - Floor Apartment	329	30.57	Available
<b>Total</b>	<b>1,204</b>	<b>111.86</b>	

## Tenure

The property is available freehold with vacant possession on the shop. The apartment is let out on an Assured Shorthold Tenancy at £9,540 p.a./ £795 p.c.m.

## Viewings

Please contact our offices on 01423 437313 or at [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange a viewing at your convenience.



## Viewing & Further Information

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