

Carlton Garage, 20A Regent Parade, Harrogate, HG1 5AW



Motor Trade premises with potential for redevelopment in Harrogate centre

- Existing motor trade premises (Repairs and MOT)
- Garage with reception, offices, staff and WC facilities
- Suitable for continued use or redevelopment potential STPP

Development, Industrial
FOR SALE

3,193 sq ft
(296.64 sq m)



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Summary

Available Size	3,193 sq ft
Price	£550,000 Both conditional and unconditional offers will be considered although the preference will be to sell unconditionally.
Rateable Value	£15,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property comprises a single storey established Vehicle Services and MOT Garage with reception, several offices and ancillary staff and WC facilities. A roller shutter door provides access to the main garage/workshop space.

Location

The property is situated on Regent Parade overlooking The Stray close to the A59 Skipton Road and Devonshire Place. Regent Parade runs parallel to the A59 and is close to its junction with Westmoreland Street. Nearby occupiers are predominantly residential with a few commercial occupiers which include Higginsons Bakery, The Deli Bar, My Tile and Auto Discount. The remainder of the street is primarily residential dwellings, flats or townhouses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Workshop	3,193	296.64	Available
Total	3,193	296.64	

Town Planning

The property has an established B2 Vehicle Repair and Workshop use and could be used for continued use or other uses within the same use class. In our opinion the property has potential to be demolished and re-developed to alternative uses including a retail/office/ residential scheme subject to receiving the necessary planning and local authority consents. A planning summary appraisal prepared by Directions Planning Consultancy Ltd is available on request.

Environmental Report

A Phase II Environmental Report has been prepared by Chevin Geo Enviro Associates Ltd which is available upon request. The report concluded that the sample boreholes confirmed the presence of made up ground with generally low level of risk to existing site users. The report provides further advice and recommendations for any development of the site.

Tenure

The property is available on a freehold basis with full vacant possession upon completion with no commercial leases in place.



Viewing & Further Information

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