21-22 Regent Parade, Harrogate, HG1 5AW



Mixed Retail/Residential Property Opportunity in Harrogate

- Retail shops with residential flat above
- 2 retail shops: 1,315 sq.ft. (122.17 sq.m.)
- Residential Flat: 2-4 bedrooms 1,068 sq.ft. (99.22 sq.m.)
- Gross Internal Area: 5,618 sq.ft.(522 sq.m.)

Residential, Retail

2,383 sq ft (221.39 sq m)



(01423) 547313 www.montpellierproperty.com

21-22 Regent Parade, Harrogate, HG1 5AW

Summary

Available Size	2,383 sq ft		
Price	£375,000.00		
Rateable Value	£9,100		
VAT	Not applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	E (106)		

Description

The property provides an early 19th Century four storey property (including the basement and attic).

The ground floor retail (two shops) have been used as a bakery for many years. The flat benefits from a separate access from the the front and provides a spacious residential apartment in need of a complete overhaul and refurbishment having been vacant for many years.

Location

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.

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 commercial occupiers include The Deli Bar, My Tile and Auto Discount.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 67,500 with a catchment population order of 50,000 within a 40 minute drive time, within which there is a high socio-economic profile.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail (total)	699	64.94	Available
Basement - Ancillary Staff/Storage	616	57.23	Available
1st - Floor Residential	723	67.17	Available
2nd - Floor Residential	345	32.05	Available
Total	2,383	221.39	

Viewings

Please contact our offices on 01423 547313 or email us at info@montpellierproperty.com and we will arrange a viewing at your convenience.

Tenure

The property is available on a freehold basis with full vacant possession throughout upon completion.







Viewing & Further Information

Peter Rawnsley

(01423) 547912 pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313 hcr@montpellierproperty.com

Montpellier Property Consultants Ltd for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchaser or lessors and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. (3) No person in the employment of Montpellier Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on the behalf of Montpellier Property Consultants Ltd nor any contract on behalf of the vendor. (4) No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let or withdrawn. Generated on 08/04/2024