

1 Commercial Street and 2 Mount Parade, Harrogate, HG1 1BX



Town Centre Investment Opportunity in Harrogate

- Investment opportunity in Harrogate Town Centre
- Asset Management and Rental Growth Opportunities
- 2 Retail Outlets let producing £13,200 p.a.
- Offices to be sold with VP - suitable for Residential Development STPP

Investment
FOR SALE

3,612 sq ft
(335.57 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	3,612 sq ft
Price	£675,000
Business Rates	2 Mount Parade RV: £21,750 1 Commercial Street RV: £12,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The premises comprise the whole of a semi-detached, four storey building which spans between the two streets of Mount Parade and Commercial Street. The property comprises a retail shop occupied by The Cheeseboard and The Retro Club on the LGF from Commercial Street. The property also provides offices from Mount Parade and above The Cheeseboard Shop. In our opinion this could be suitable for continued office use (following a series of refurbishment works or residential STPP).

Location

The property is situated on Commercial Street and Mount Parade close to Station Parade and its intersection with Beulah Street.

Accommodation

The accommodation comprises the following areas:

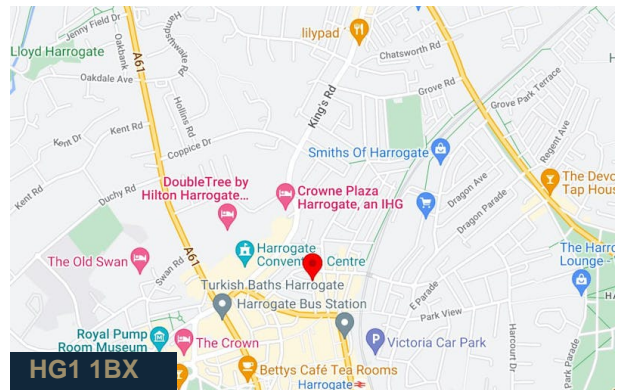
Name	sq ft	sq m	Availability
Lower Ground - Retro Club Bar/Dance Floor 1 Commercial Street	861	79.99	Available
Ground - Floor Retail Sales/Office 1 Commercial Street	374	34.75	Available
Basement - Basement Store 1 Commercial Street	200	18.58	Available
Ground - Floor Offices 2 Mount Parade	447	41.53	Available
1st - Floor Offices/Kitchen	751	69.77	Available
2nd - Floor Offices	857	79.62	Available
Unit - Attic Store	122	11.33	Available
Total	3,612	335.57	

Occupational Leases & Tenure

The Cheeseboard are long standing tenants, holding over for many years at a rental of £6,000 p.a. The Retro Club have also been holding over for some time at a rental of £7,200 p.a. The property is to be sold freehold with vacant possession of the offices (separate access) and the existing holding over leases to The Cheeseboard and The Retro Club.

Asset Management Opportunities

There is scope to re-new the leases on the retail and re-balance the rents upwards to achieve higher rents in line with other shops on the street. The former office premises provide potential to be refurbished, upgraded, and occupied as offices or converted into residential STPP.



Viewing & Further Information

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