

Fairfield House, 15 East Parade, Harrogate, HG1 5LF



## Offices with a residential flat with potential for further residential conversion

- Four storey Victorian semi detached property in the centre of Harrogate
- Within walking distance of Harrogate Town Centre shops, amenities, bus and train station
- Offices to ground and part first floor
- Residential to part first floor and apartment to second floor
- Available freehold with full vacant possession
- Two car parking spaces to the rear
- Gross Internal Area: 3,266 sq.ft

Investment

# FOR SALE

**3,266 sq ft**

(303.42 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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

# Fairfield House, 15 East Parade, Harrogate, HG1 5LF

## Summary

<b>Available Size</b>	3,266 sq ft
<b>Price</b>	£535,000
<b>Rateable Value</b>	£11,750 Small business rates should apply (no rates payable) subject to an occupiers status. Contact : North Yorkshire County Council on 01423 500600. The residential flat and two rooms below are listed under Council Tax Band B.
<b>Car Parking</b>	There are two car parking spaces with the premises to the rear of the property.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (122)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	536	49.80
Ground - Floor	828	76.92
1st - Floor	827	76.83
2nd - Floor Apartment	1,075	99.87
<b>Total</b>	<b>3,266</b>	<b>303.42</b>

## Description

The property is situated close to its junction with North Park Road and Station Bridge close to Harrogate Town Centre. East Parade is a major thoroughfare on the periphery of the Town Centre and used to access the Asda supermarket on Bower Road. The subject property forms a four storey Victorian semi detached property of stone construction surmounted by a pitched tile roof with parking for two cars at the rear. The premises are currently of mixed use with three rooms on the ground floor and part of the first floor used as offices/studio (and two rooms residential) and a substantial apartment of a high specification over the whole of the second floor with the basement currently used as storage.

## Location

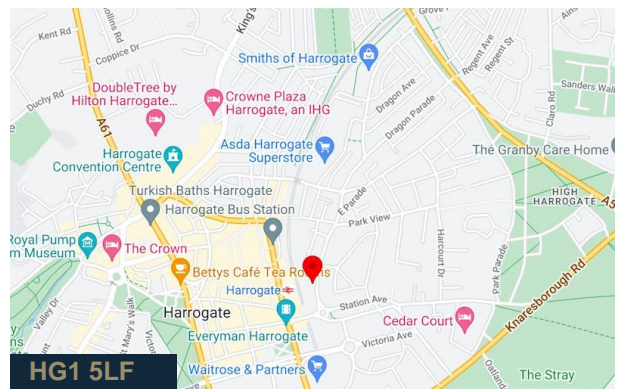
Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford Airport.

## Terms

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

## Town Planning

The property is of mixed use and could continue as such. Alternatively the property could be converted entirely into residential which may be allowable under Permitted Development Rights subject to obtaining necessary consents.



## Viewing & Further Information

**Peter Rawnsley**

(01423) 547912

pr@montpellierproperty.com

**Helen Cox-Rawnsley**

(01423) 547313

hcr@montpellierproperty.com