

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  
**FOR SALE**

**2,383 sq ft**  
(221.39 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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

# 21-22 Regent Parade, Harrogate, HG1 5AW

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,383 sq ft                        |
| Price          | £375,000                           |
| 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:

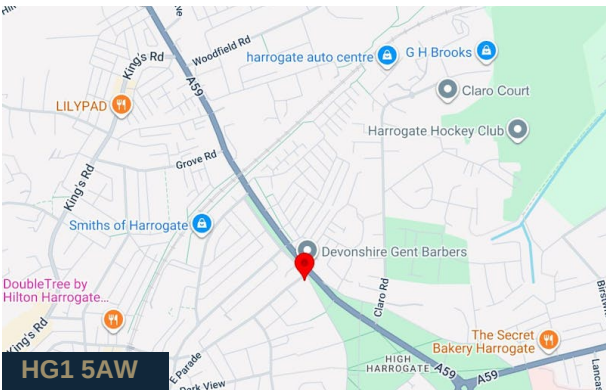
| Name                               | sq ft        | sq m          | Availability |
|------------------------------------|--------------|---------------|--------------|
| Ground - Floor Retail (total)      | 699          | 64.94         | Available    |
| Basement - Ancillary Staff/Storage | 616   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

## Viewings

Please contact our offices on 01423 547313 or email us at [info@montpellierproperty.com](mailto: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

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