

FREEHOLD CAFÉ & SHOP WITH RESIDENTIAL ACCOMMODATION

FOR SALE



**TOAD HALL EMPORIUM, SKIPTON ROAD, HARROGATE
HG3 2LT**

Eddisons

TOAD HALL EMPORIUM

SKIPTON ROAD, HARROGATE, HG3 2LT



Agreement

For Sale



Detail

Freehold café & gift shop with
residential accommodation



Price

OIEO £1,500,000



Size

Total GIA - 1,201.30 sq m
(12,930 sq ft)

Site Area extends to
1.07 hectares (2.63 acres)



Location

Harrogate, HG3 2LT



Property ID

714.MH

For Viewing & All Other Enquiries Please Contact:



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Director

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JACK PINDER

Surveyor

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Property

The property comprises a substantial mixed use building which has been subject to various extensions, most of which are believed to date from the 1970s.

The property was formerly a restaurant and events venue, although the current use of the building is as a café and gift shop with residential accommodation.

The café and gift shop are situated on the ground floor at the front of the property. Off the café there is also a substantial former commercial kitchen and an office which the vendor operates a motorhome business from.

The rear of the ground floor and part of the lower ground floor has been converted by the vendor into living quarters. This currently comprises a large hallway, three bedrooms, large bathroom and a dressing room on the ground floor. The lower ground floor comprises a large open plan kitchen/living/dining area as well as a home gym/conservatory.

The remainder of the lower ground floor comprises a small workshop, part of the former commercial kitchen and ancillary storage space.

Externally the property occupies a regular shaped site. There is a gravel surfaced car park to the west of the building providing substantial car parking.

Within the grounds there is also a detached mobile office unit which is no longer in use and a static caravan operated as an Air BnB.

There is also a small fenced off paddock with two timber stables and a wind turbine to the far western side of the site.

Energy Performance Certificate

The property has an Energy Performance Asset rating of C. Further information is available upon request.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Town & Country Planning

Interested parties are encouraged to make their own enquiries with the local planning authority, North Yorkshire Council (0300 131 2131).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Café, shop, kitchen & preparation area, toilets & bar	383.60	4,129
Office	39.90	429
Residential accommodation	291.80	3,141
Lower Ground Floor		
Residential accommodation, former kitchens, storage	486.00	5,231
Total GIA	1,201.30	12,930

Rates

The commercial accommodation is assessed to have a rateable value of £57,000 for the current ratings period (1st April 2023 - present).

The residential accommodation is assessed as council tax band F.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is offered Freehold with vacant possession upon completion.

The wind turbine is let to Harmony Energy Limited for a term of 20 years from 7th October 2023 at a rent of £1 per annum (if demanded) in addition to the sum of 100,000kWh less the amount of electricity consumed by the landlord, multiplied by the prevailing export rate of electricity received by the tenant for the exported electricity per kilowatt hour.

Price

Offers are invited for the freehold interest at a guide price of £1,500,000.

VAT

Prices stated are exclusive of VAT which may be applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Viewing

By prior arrangement with the agents.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on the northern side of the A59 approximately four miles to the west of the spa town of Harrogate.

The property occupies a prominent position on a busy road between the North Yorkshire towns of Harrogate and Skipton. There are no immediate neighbours with surrounding properties primarily comprising open farmland interspersed with residential dwellings, farmhouses and various commercial uses.

The property has good road access fronting onto the A59 Skipton Road. The property is located approximately four miles west of Harrogate town centre and 15 miles east of Skipton town centre.









