

FOR SALE | LINKSIDE HOUSE, FOREST LANE HEAD, HARROGATE, HG2 7TE

PRIME FREEHOLD ROADSIDE RETAIL WAREHOUSE UNIT WITH DEVELOPMENT POTENTIAL FOR ALTERNATE USES

0.45 acres (0.18 Ha) site on which stands a 5958 ft.sq. building with a 2936 ft.sq. mezzanine (8894 ft.sq. in total). Historically a car showroom and more recently a retail warehouse unit.



RED EDGE INDICATIVE



TITCHMARSH & BAGLEY

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SITE AND LOCATION

The premises occupy a site with extensive frontage to the A59, the major thoroughfare between the towns of Knaresborough and Harrogate, opposite Harrogate Golf Club and with open fields to the rear (North). The A59 at this point is recorded as having circa 10,000 vehicle movements per day making this a very prominent location. The site extends to 0.45 acres and slopes gently, West to East and benefits from parking for approximately 30 acres. The building, a former car showroom, benefits from full glass frontage to the showroom area, 3 roller shutter doors to the extensive warehousing to the rear and an office and board room function on the mezzanine.

TOWN PLANNING

The site is zoned for Car Showroom 'Sui Generis' use and is situated in the Greenbelt. The vendors, Core Care Holdings Ltd, secured a change of use to A1 Retail (09/03431/FUL) in October 2009, however the consent was bespoke to them and them alone and as such, now they have vacated the site/ building, it will revert to its previous Sui Generis use.

Subject to Planning the site would lend itself to the A1 Retail Warehousing use that it has been used for over the past 15 years or potentially redevelopment for alternative uses; Residential, Care, Roadside Retail etc.



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TITLE AND VAT

The property is held under the Freehold Title No. NYK 60596. Vacant possession will be provided upon legal completion and the land and *building are elected for VAT*.

TENDER PROCESS

The property is offered For Sale via Private Treaty. Offers are invited on both a Conditional and Unconditional on planning basis. It is the strong preference of the vendors for an Unconditional Sale. Offers are to be made in writing, and received at the Leeds Office of the sole selling agents.

RATES

Rates Payable on the Premises for the year up to March 2024 were £5,239.50.

VIEWINGS

Strictly by appointment with the selling agent only. It is our intention to organise a number of viewing days, the dates of which will be made available upon receipt of an expression of interest.

FURTHER INFORMATION

The following information is available via the Dropbox link at:

<https://www.dropbox.com/scl/fo/dlsgug5or4iit6d31phr3/h?rlkey=k38i0zp22f77n596nkuzcrqc0&dl=0>

- Topographical Survey
- Floor Plan
- Full EPC and Recommendations Report
- Planning Consent Notice (09/03431/FUL)
- 2023/24 Rates Bill
- Title Register and Plan
- Greenbelt Plan

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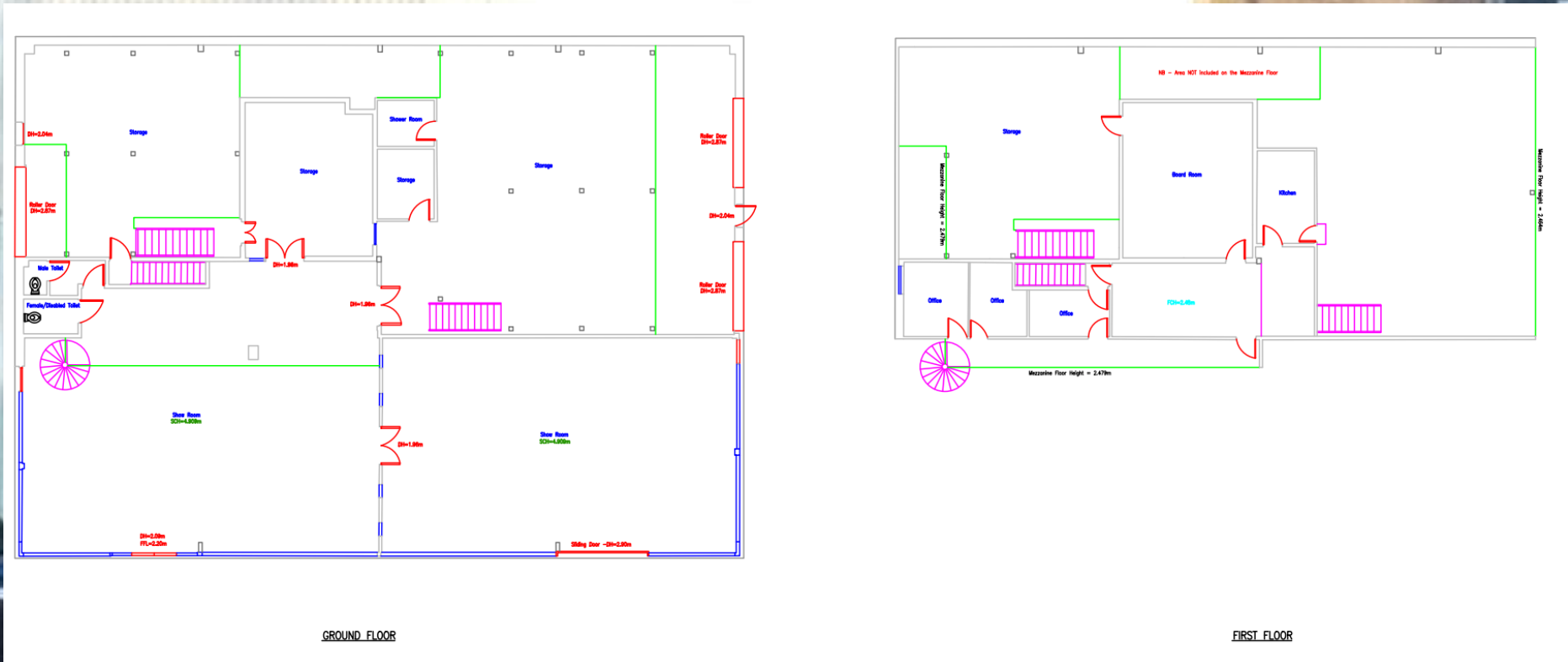
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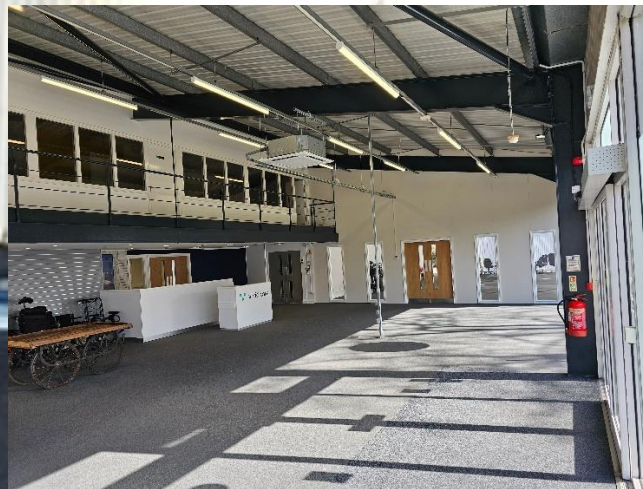
SITE FLOOR PLAN – 5958 sq. ft. floor space & 2936 sq. ft. mezzanine



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INTERNAL PHOTOGRAPHS



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EASTERN VIEW OF BUILDING



WESTERN VIEW OF BUILDING



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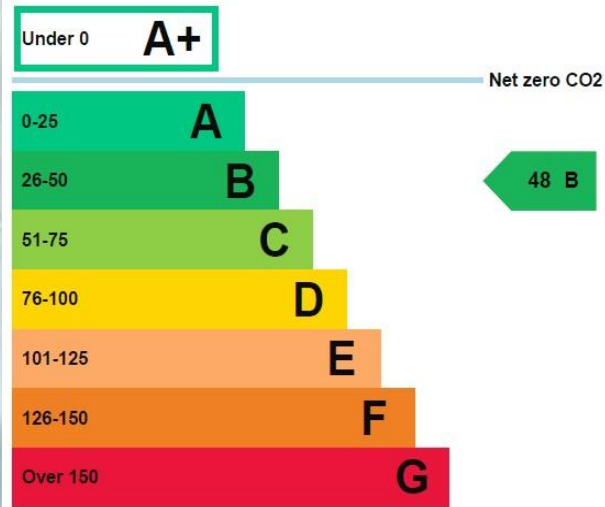
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EPC CHART & RED EDGE PLAN

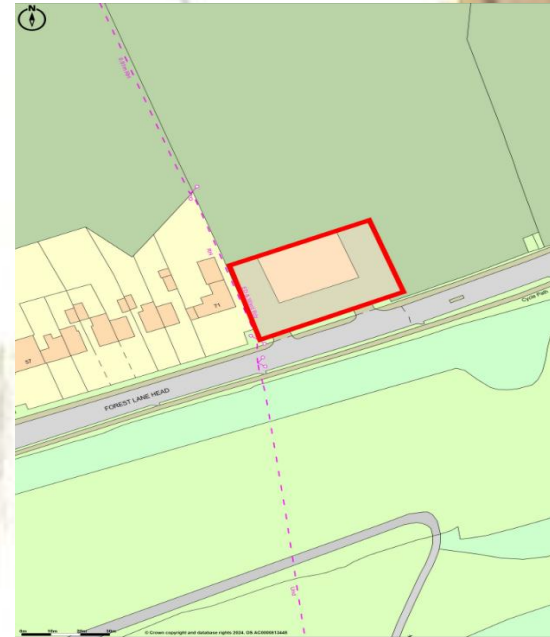
Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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