

Heaney
Micklethwaite

Commercial Property Consultants

INVESTMENT FOR SALE



24 BEULAH STREET, HARROGATE HG1 1QH
AND
48 STATION PARADE, HARROGATE HG1 1TX

24 Beulah Street, Harrogate and 48 Station Parade, Harrogate

LOCATION:

The property is located on Beulah Street in Harrogate town centre and benefits from a frontage to Station Parade. Beulah Street is a pedestrianised shopping street with a number of independent and national occupiers including Specsavers, Costa Coffee, Blue Cross and Cancer Research. Station Parade is a principle vehicular route through the town with the Bus and Railway Station being situated there.

DESCRIPTION:

The property comprises a three storey stone built shop property under a slate roof in a parade of similar buildings. The premises benefit from frontages to both Beulah Street and Station Parade. The property was substantially rebuilt in 2020 which included a new roof, new floors, new window frames, new services, replastering and decorating.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

24 Beulah Street

Ground Floor Shop	478 sq ft	44.4 sqm
Basement	587 sq ft	54.5 sqm
Toilet and Kitchen		

48 Station Parade, Harrogate

Ground Floor	90 sq ft	8.4 sqm
First Floor	518 sq ft	48.1 sqm
Second Floor	485 sq ft	45.0 sqm

TENURE:

Freehold subject to the occupational leases.

LEASE TERMS:

24 Beulah Street

The property is let to a Nail and Beauty shop for a term of 5 years from 13 July 2021 at a rent of £24,000 per annum rising to £25,000 on 13 July 2025. There was a tenant break on 13 July 2024 which was not exercised. The lease is on full repairing and insuring terms.

24 Beulah Street, Harrogate and 48 Station Parade, Harrogate

43 Station Parade

The property is let to Ottie & Iris Limited with a guarantor as a Hair, Beauty and Aesthetics Salon for a term of 5 years from 29 September 2023 at a rent of £14,000 per annum with a rent review on 29 September 2026. There is a tenant break on 29 September 2026. The lease is on full repairing and insuring terms.

PURCHASE PRICE:

Offers in the region of £500,000 are invited.

VAT:

The property is registered for VAT.

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

24 BEULAH STREET
HARROGATE
ELEVATION



Energy performance certificate (EPC)

24 Beulah Street HARROGATE HG1 1QH	Energy rating E	Valid until: 24 July 2026
		Certificate number: 0095-2638-7030-9600-2603

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	229 square metres

Rules on letting this property

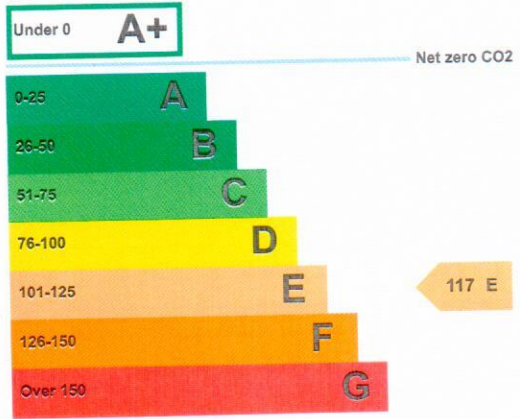
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	84 D

Energy performance certificate (EPC)

48 Station Parade HARROGATE HG1 1TX	Energy rating E	Valid until: 24 February 2026
		Certificate number: 0220-1973-0386-4580-9030

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	149 square metres

Rules on letting this property

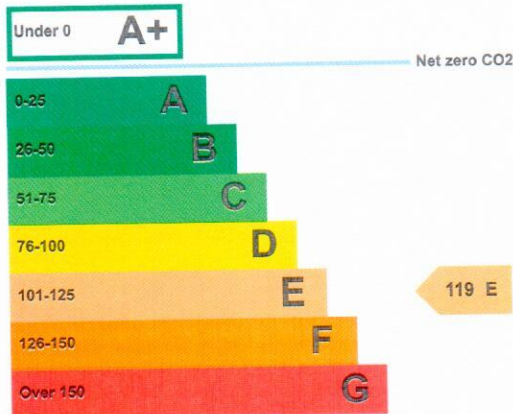
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How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	90 D