

**35/37 EAST PARADE,
HARROGATE HG1 5LQ**

4,038 sq.ft. (375.14 m²)



**ROBBINS
ASSOCIATES**

**FREEHOLD
OFFICE
BUILDING
4,038 SQ.FT.
(375.14 m²)**

FOR SALE

LOCATION

The property is situated half along East Parade, an established office and more recently residential street, close to the town centre adjacent to the town centre multi storey car park which is accessed from East Parade, and the rail station parking.

DESCRIPTION

The properties comprises two stone built Victorian villas, which were converted to office use many years ago. They were acquired separately, but have been linked through at both ground and second floor levels to form one property, having been occupied for many years by McCormicks Solicitors.

The properties are constructed on basement, ground and three upper floors, stone under a pitched slate covered roof. The floors are generally suspended timber with timber staircases in each of the two adjoining properties, which were originally mirror copies of each other, but which over the years of office occupation, have been sub-divided differently in mainly timber and plasterboard stud walling.

Heating is via gas fired boilers supplying hot water radiators. There is a large kitchen at the rear of No 35 and smaller kitchen areas on upper floors in No 37. Toilets are in rear stone extensions (built at lower ground, ground and first floors) and accessed often from the half landings on the stairs.

IMPORTANT NOTICE

ROBBINS ASSOCIATES, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and **ROBBINS ASSOCIATES** have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

ACCOMMODATION

Net lettable Areas

| No 35 EAST PARADE | | | No 37 EAST PARADE | | |
|-------------------|---------------------|-----------------|-------------------|---------------------|-----------------|
| Description | Floor area (sq.ft.) | Floor area (m2) | Description | Floor area (sq.ft.) | Floor area (m2) |
| Lower ground | 417 | 38.78 | Lower ground | 489 | 45.43 |
| Ground | 503 | 46.69 | Ground | 441 | 40.90 |
| First | 456 | 42.39 | First | 504 | 46.81 |
| Second | 381 | 35.36 | Second | 342 | 31.73 |
| Third | 308 | 28.58 | Third | 198 | 18.40 |
| TOTAL | 2,065 | 191.80 | TOTAL | 1,973 | 183.27 |

The Building has its own dedicated car park at the rear of the buildings for 6 cars.

TITLE

The properties are held freehold under two separate titles, NYK132819 and NYK 55595.

There is a small mortgage, which will be cleared on the sale of the property.

SALE TERMS

Our client is seeking to sell both properties ideally together but may consider a sale of the properties individually albeit at the same time.

PRICE

Offers are invited in excess of £800,000 for the entire property, 35/37 East Parade.

UNIFORM BUSINESS RATES.

The current Rateable Value is £34,250. Rates Payable (with no allowance for transitional rates or any concessions is £17,536 for year 24/25.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

We understand that one of the properties is subject to VAT and one may not be. The vendor's accountants are urgently seeking to clarify the position with HMRC.

Value Added Tax therefore may be applicable to this transaction. You are advised to consult your accountants for further information.

VIEWING

For further information, floor plans and viewing, please contact the joint agents:-

Chris Robbins,

or

Simon Nabarro



ROBBINS ASSOCIATES

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Harrogate HG1 4BA

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☎ 07595 279096

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Chartered Surveyors
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Avenue
Leeds LS8 1AY
Tel 0113 266 7666
Fax 0113 268 4822



Rear Elevation



No 35 Reception



No 37 Main boardroom

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