

WATERHOUSE

*Commercial Surveyors*

FOR SALE  
FREEHOLD INVESTMENT  
RETAIL / RESIDENTIAL



10/13 ROYAL PARADE  
HARROGATE

## SITUATION

Royal Parade is situated within Low Harrogate, a specialist retail area located on the western side of Harrogate town centre.

The property which is situated on the western side of Royal Parade overlooks the Royal Pump House and there are a number of hotels in the immediate vicinity including The Crown, The Old Swan, The White Hart Hotel and The St George Hotel.

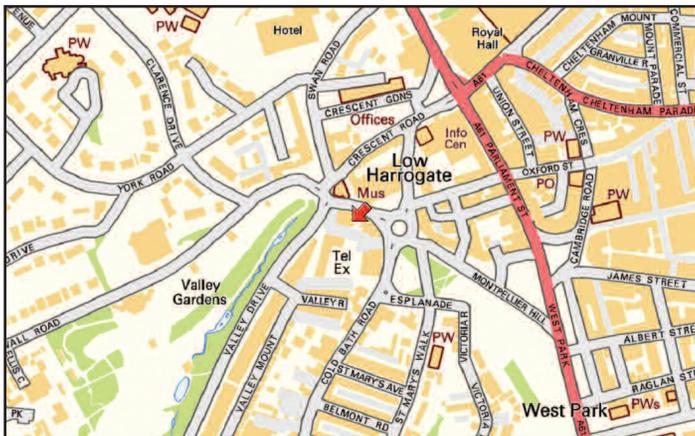
Notable occupiers within the vicinity include Betty's Café, Benetton, Toast, John Lewis of Hungerford, Slug & Lettuce, Tennants Auctioneers and McColl's newsgents.

There is strong demand for retail premises in Low Harrogate. Rents have risen recently and we expect this trend to continue.

## DESCRIPTION

The property is a five storey Victorian building, stone-faced under a pitched slate-covered roof incorporating brick at the rear.

Residential occupiers benefit from parking permits provided by Harrogate Borough Council.



## SERVICES

The property has mains electricity, water, gas and drainage.

## PLANNING

The property is not listed and lies within a conservation area.

## TENURE

The property is freehold.

## PRICE

Offers in the region of £1,200,000 are invited.

## VAT

VAT will be chargeable on the purchase price.

## FURTHER INFORMATION

Please contact David Waterhouse at Waterhouse Commercial Surveyors, tel 01904 622226. E-mail [daw@wcsyork.co.uk](mailto:daw@wcsyork.co.uk)

## ACCOMMODATION AND TENANCIES

| UNIT                | TENANT                     | LEVEL        | AREA (SQ FT) | TERMS   | RENTAL (£ PA) |
|---------------------|----------------------------|--------------|--------------|---|---------------|
| 10                  | David Love Ltd (Retail)    | Ground First | 1,412<br>160 | 15 years from 1 November 2002, internal and repairing, rent reviews 5 yearly.     | 22,650        |
| 12/13               | Rasmus Design Ltd (Retail) | Ground       | 1,130        | 5 years from 3 May 2006, full repairing and insuring.                             | 30,000        |
| 10/13 (rear)        | Kjeld Rasmussen (Retail)   | Ground       | 1,216        | 10 years from 3 Feb 2003, internal repairing and insuring, rent reviews 5 yearly. | 15,000        |
| RESIDENTIAL 8 FLATS |                            |              |              | 125 year leases, full repairing and insuring.                                     | 1,600         |
| <b>TOTAL</b>        |                            |              | <b>3,918</b> |   | <b>69,250</b> |

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