



Location

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds / Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 67,500 with a catchment population order of 50,000 within a 40 minute drive.

Situation

The premises are situated on the modern purpose built office park known as Grove Park Court, to the east Harrogate, with access via Skipton Road. There are a number of facilities nearby and the famous Stray is within walking distance.

Description

The property comprises a modern, detached, two storey office building, constructed of two toned brick elevations under a pitched slate roof with timber framed double glazed windows and double height atrium style entrance hallway.

The premises provide quality office accommodation benefitting from male, female and disabled WCs, double glazing, heating and air con, fitted kitchens and carpeting.



Accommodation

Ground Floor	1,702 sq ft
First Floor	1,770 sq ft
Total	3,472 sq ft

Car Parking

There are 16 dedicated parking spaces allocated to the premises by way of a separate long leasehold.

Tenure

The building is freehold with the car parking held on an additional long leasehold.

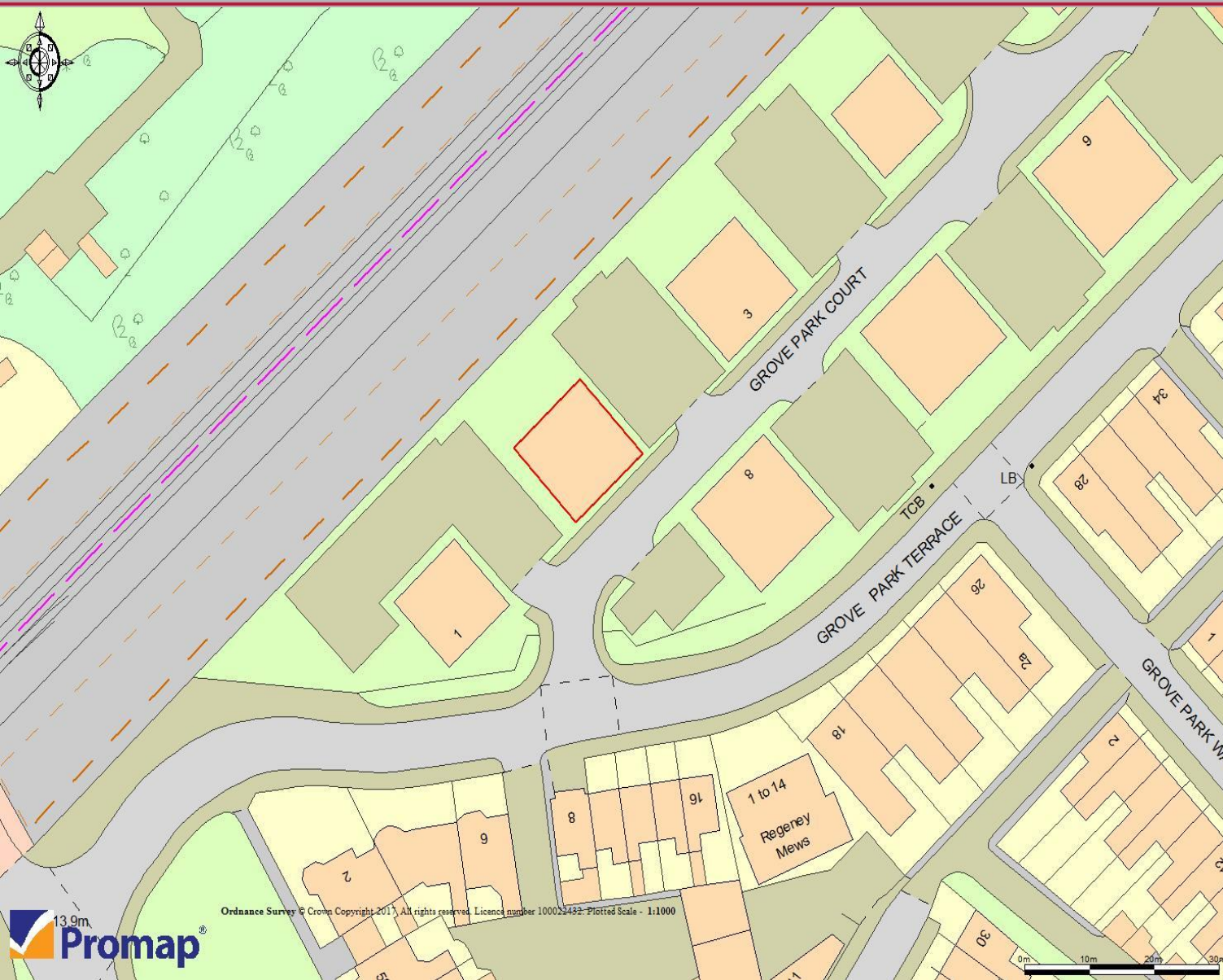
Tenancies

Part First Floor is let to Blue Sky Consultants Limited at a rent of £7,000 pa on a FRI lease for a term of 6 years expiring 20/07/20.

Blue Sky Consultants are a national business development company with net assets of £73,000. It has a Creditsafe rating of 96 (very low risk).

Part First Floor is let to Gazelle Travel Limited at a rent of £9,324 pa on a FRI lease for a term of 5 years expiring on 31/05/22.

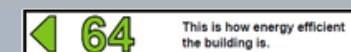
Gazelle Travel is a specialist holiday company with branches across the north of England and net assets of £823,000. It has a Creditsafe rating of 70 (low risk).



Services

Mains water, gas, electricity and drainage are connected to the property.

EPC



Price

Offers in the region of £495,000 are invited.

VAT

The property is registered for VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

For further information please contact the joint agents;

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