



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

Both premises are situated on Knaresborough Road, between its junctions with Newnham Street and Newnham Terrace. Knaresborough Road is part of the A59 and connects Harrogate with Knaresborough and is the main route from Harrogate to York.

Description

The properties comprise two semi-detached three storey retail / residential buildings on either side of a central retail unit. They are constructed of Yorkshire stone elevations under a pitched tiled roof with timber framed double glazed windows.

Services

Mains water, electricity and drainage are connected to both properties.

Car Parking

There is no car parking associated with the property.



Accommodation

2 Knaresborough Road

Ground Floor	790 sq ft
Flat 1	TBC sq ft
Flat 2	TBC sq ft
Total	TBC sq ft

6 Knaresborough Road

Ground Floor	720 sq ft
Flat 1	410 sq ft
Flat 2	356 sq ft
Total	1,486 sq ft

Tenancies

2 Knaresborough Road

The ground floor is let to Mrs Angela Russell & Mr Stewart Russell t/a Harrogate 1999 Ltd at a rent of £7,800pa on an FRI lease for a term of 6 years expiring 31/01/24.

Flat 1 is privately occupied on a 12 month rolling AST from 01/04/17.

Flat 2 is privately occupied on a 12 month rolling AST from 03/05/19.

J Conner Contractors rent an external advertising hoarding at £600pa on an annual licence.

6 Knaresborough Road

The ground floor is let to Xing Huang Chen at a rent of £9,000pa on an FRI lease for a term of 20 years expiring 20/03/27.

Flat 1 is privately occupied on a 12 month rolling AST from 09/19.

Flat 2 is privately occupied on a 12 month rolling AST from 08/06/15.



Tenure

The building is freehold.

EPC

EPCs have been commissioned and are available from the agents on request.

Price

2 Knaresborough Road

We are seeking offers in the region of £295,000.

6 Knaresborough Road

We are seeking offers in the region of £275,000.

This reflects a gross yield of 6.75% for both properties.

VAT

The property is not 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 sole agents:

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