

30/31 MONTPELLIER PARADE, HARROGATE, HG1 2TG

FREEHOLD SALE

**STAPLETON
WATERHOUSE**



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 has the leading Conference and Exhibition Centre in the North of England. The population of Harrogate is approximately 162,700 (ONS 2021) within which there is a high socio-economic profile.

Situation

Montpellier Parade occupies a prominent position in Montpellier Quarter in Low Harrogate, a fashionable and stylish specialist retail area on the western side of Harrogate town centre. The surrounding occupiers form a mixture of high-class retail, restaurant and residential apartments. Known for its specialist retailers in Fashion, Art, Interiors and its niche cafes and restaurants.

Nearby occupiers include, Toast, Morgan Clare and India Mahon Jewellery, and Suzie Watson and Richard Grafton Interiors. Close to Bettys, The Fat Badger and The Ivy.

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Description

Building comprises a four storey retail / residential property which is of stone construction with a pitched slated roof.

Site Area and Dimensions

The property has a frontage to Montpellier Parade of 30'6" and a build depth of 82'6".

Total site area 2,115 square feet.

Accommodation

30 Montpellier Parade comprises a ground floor retail unit with two flats above.

31 Montpellier Parade comprises a ground floor retail unit with basement storage and a single car parking space accessed from Montpellier Mews(at the rear).

Flat 1 (first floor) a partially renovated spacious flat.

Flat 2 (second floor) a renovated two bedroom flat.

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Accommodation (cont)

30 Montpellier Parade	
Ground Floor Retail	300 sq ft
31 Montpellier Parade	
Ground Floor Retail	740 sq ft
Basement	760 sq ft
Flat 1 - First Floor	975 sq ft
Flat 2 - Second Floor	975 sq ft
Total	3,750 sq ft

Note: Kitchen, WC facilities and electricity are shared between the shops at 30 and 31 Montpellier Parade.

Services

Mains electricity, gas, heating, water and drainage are connected to the property. Communal area cleaning.

Tenure

The property is freehold.

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Tenancy

30 Montpellier Parade Vacant

31 Montpellier Parade Let to Indigowhite Limited (t/a Owl) on a 5 year lease commencing 21 July 2021 at an annual rent of £22,500, rising to £25,000 in the final year of the term. Payable monthly in advance. The lease is drawn on internal repairing and insuring terms.

Flat 1 - First Floor Vacant

Flat 2 - Second Floor Vacant

EPC

30 Montpellier Parade 44B

31 Montpellier Parade 72C

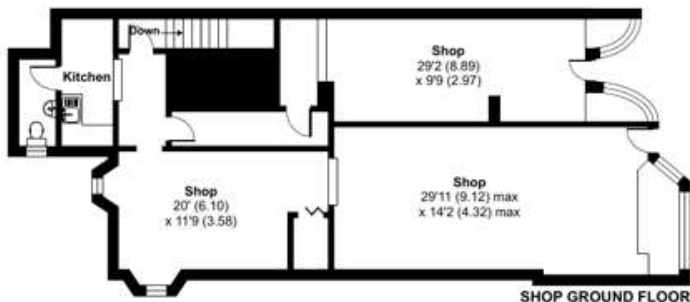
Flat 1- Under Renovation N/A

Flat 2 55D

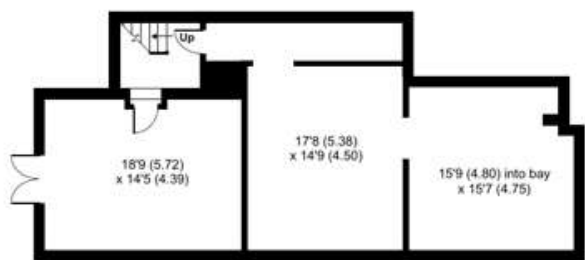
Price

Offers in excess of £895,000.

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SHOP GROUND FLOOR



SHOP LOWER GROUND FLOOR

Retail

Flats



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

*Plans may not be to scale and are for reference only.

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Planning

The property is not listed but is situated within a conservation area.

The two retail units are designated as Use Class E, under the new Use Classes Order (2020).

The two residential flats are designated as Use Class C3, under the new Use Classes Order (2020).

VAT

We understand that the property is not opted to tax.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulation, two forms of identification and confirmation of the source of funding will be required.

Further Information

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