



DESCRIPTION

APPROXIMATELY 1988 SQ FT

The property offers the opportunity to purchase a mixed use investment comprising a commercial shop to the ground floor/basement and a 1 bedroom flat to the first floor. The property is in good condition but does offer some scope for value add opportunities.

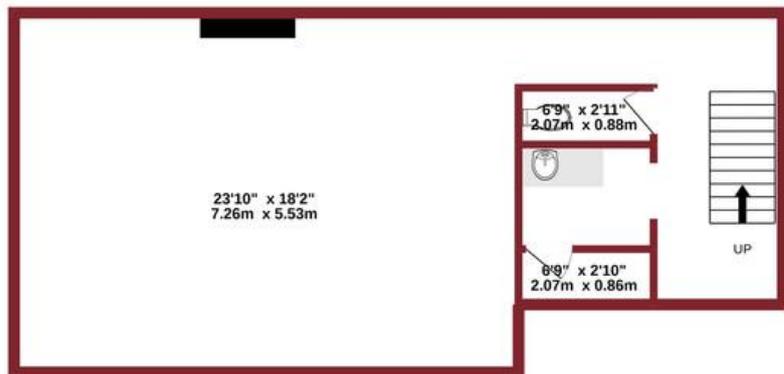
Both properties are let and fully income producing with the flat lease rolling over but with a long term tenant in situ. The shop is let to AC framing who have been in situ since 2018 but with their lease due to expire in June. However both tenants have expressed a keen interest in renewing their leases.

The current incomes are as follows:
 Shop: £13,500 Per Annum
 Flat: £450pcm
 Total: £18,900 Per Annum

**INCOME PRODUCING
 MIXED-USE INVESTMENT**

Guide Price £275,000

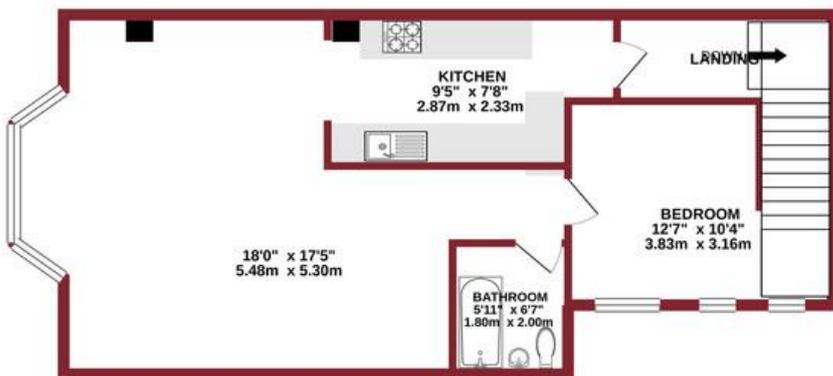
BASEMENT LEVEL
656 sq.ft. (60.9 sq.m.) approx.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

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Location and Directions

The premises occupy a first class location on Commercial Street, a busy shopping street in Harrogate Town centre. The street is thriving boasting predominantly local independent shops including a butchers, jewellery shops, barbers, cafes and much more. The street has its own website so further information can be found at commercial-street.co.uk.

Tenure

Freehold subject to existing tenancies.

Rates

Rateable Value: £13,250.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

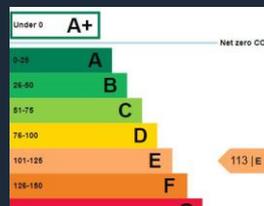
All mains services are connected to the property.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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