FSS
QUALITY TRUST VALUE

Baytree House, 98 Franklin Road, Harrogate, HG1 5EN

Price £975,000

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Description

An opportunity to acquire the beautiful 'Baytree House' that boasts an imposing corner location on the tree lined avenue of Franklin Road. The premises is in close proximity to the International Conference and Exhibition Hall as well as Harrogate town centre renown for it's beautiful cosmopolitan environment to include a selection of fine and casual dining, beautiful public gardens, cinemas, a theatre, supermarkets and plentiful shopping facilities all of which are within walking distance.

The property comprises of a traditional Victorian stone building beneath a pitched slate roof. The accommodation spread over lower ground, ground and two upper floors consists of eight elegantly furnished letting rooms ranging from singles to superior sized rooms all with en-suite facilities. In addition there is a beautifully appointed, luxury owners suite on the lower ground floor.

To the rear is a conservatory for use by the guest house owners alongside two dedicated car garages and additional car parking for guest house visitors. Plentiful, free off street parking and free on street permit parking is also within close proximity.

Baytree House has been awarded with a 5 * food hygiene rating, a silver medal from the tourist board, the breakfast award and not to mention it's glowing reviews on Trip Advisor, therefore the property must be viewed to fully appreciate the accommodation and the benefits that it has to offer it's guests.

Tenure
Freehold.

Services
All mains services are connected to the property.

Rateable Value
Rateable Value: £10,750.
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.

Viewing
Strictly by appointment with the agent Tel: 01423 501211.

Directions
From the town centre, proceed down Parliament Street in the right hand lane. At the traffic lights turn right onto Kings Road then right up Cheltenham Crescent, taking the next left turn onto Cheltenham Mount. Proceed along here then take the next left, go down the hill and continue up where the road will lead into Franklin Road where the property can be found.

Baytree
House
98

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earnt us a fee of £339.96 per case.

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