

87 Skipton Road,
Harrogate, HG1 4LF



**BUSINESS OPPORTUNITY, OR
POTENTIAL CONVERSION SUBJECT TO
PLANNING**

Price £385,000

Description

A rare opportunity to acquire this substantial, stone-built property offering an extremely versatile space for a number of business opportunities or conversion to residential accommodation subject to the necessary planning consents.

The subject premises comprises of two large, open plan rooms on the ground floor with a staircase leading to a range of rooms, a kitchenette and separate WC on the first floor. To the lower ground floor, accessed by another staircase is a good-sized storeroom. Added benefits include double glazing and extensive loft areas.

The premises are used as offices with storage space currently, however, could be utilised for retail/showroom space as well as a variety of other uses.

Externally, to the front of the property is a small forecourt area and to the rear is an enclosed courtyard with two small outbuildings leading to a storage area and a separate large, covered yard with secure roller shutter doors allowing rear access onto Skipton Street.

Viewing is highly recommended to appreciate the excellent potential of the space on offer.

Tenure

Freehold.

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.

Rates

Rateable Value: £10,250.

Uniform Business Rate for 2023/24: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYCC on 03000501501.

Services

All mains services are connected to the property.

VAT

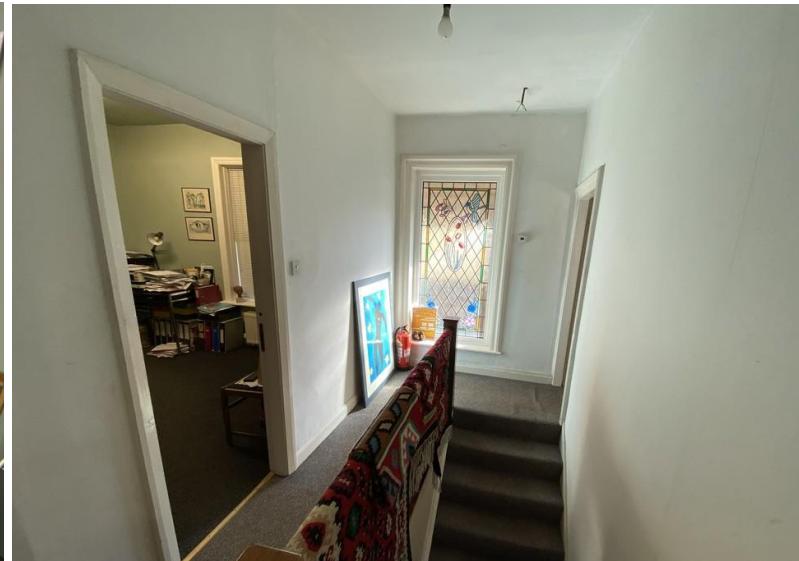
All figures quoted are deemed exclusive of VAT where applicable.

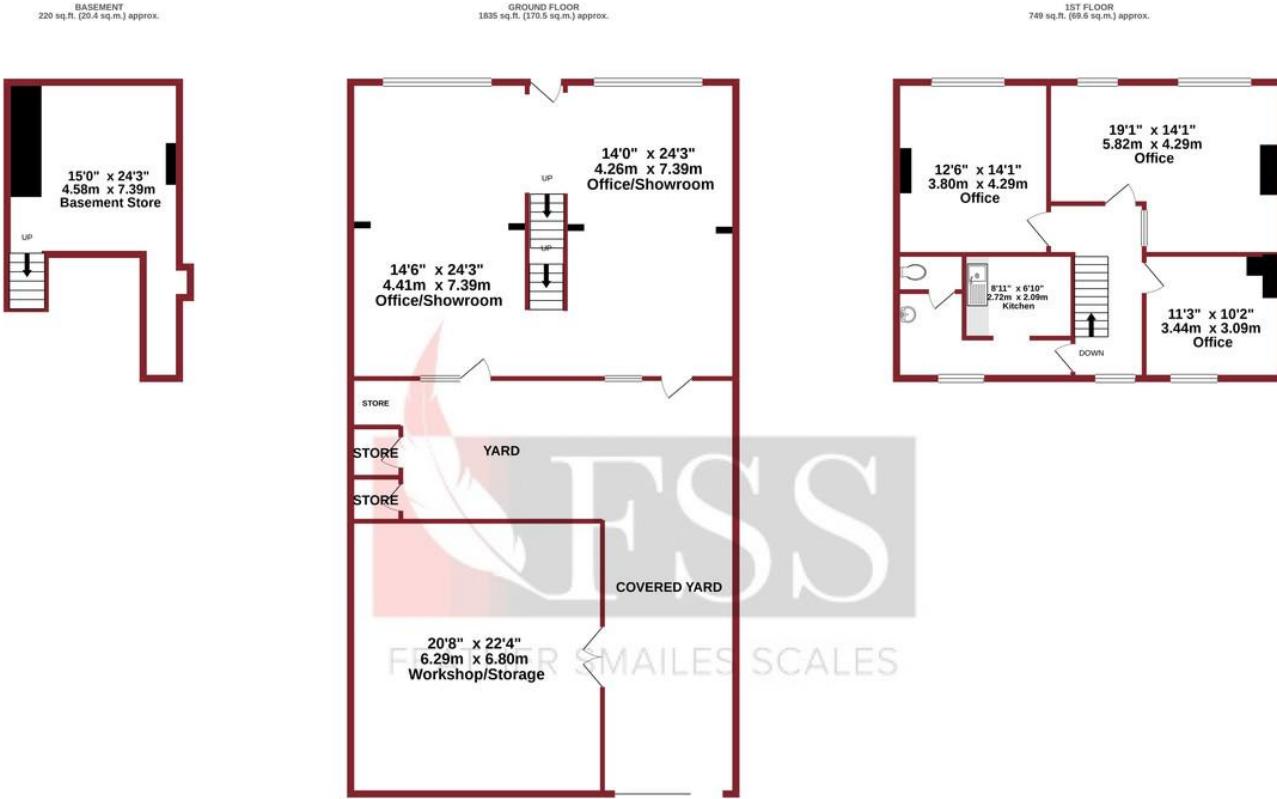
Directions

From Kings Road, take a right at the traffic lights at the top of the road, onto the Skipton Road. The property is located on the right hand side, just a short distance up the road identified by our board.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.





TOTAL FLOOR AREA : 2803 sq.ft. (260.5 sq.m.) approx.

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