

Units 1-4, 49-59 Ash Road, Harrogate, HG2 8EB
Guide Price £300,000



Units 1-4, 49-59 Ash Road, Harrogate, HG2 8EB
Guide Price £300,000



EXTENSIVE COMMERCIAL PREMISES SUITED TO A VARIETY OF PURCHASERS

Description

The subject property offers a large commercial property divided into 4 separate workshops known as Units 1-4, in what is a hidden away location to the rear of Ash Road a predominantly residential area.

The properties are now empty but have all been leased out individually in the past. Unit 1 is based solely over ground floor whereas Units 2-4 also include first floor mezzanine stores, this is illustrated in the floorplan.

The property is available to purchase freehold and deems itself to be suitable to a number of different purchaser types, including owner occupation, commercial investors or developers with the site offering excellent residential conversion potential subject to planning.

Freehold

Freehold. The property is for sale freehold with vacant possession on completion.





Location

The location is ideal being to the South of Harrogate within walking distance of an excellent range of amenities, with Marks and Spencer food hall and a further range of shops and services on Leeds Road.

The position is ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail, with the number 36 bus running every ten minutes from Ripon to Leeds and also the train line with the Hornbeam railway halt on the main Leeds to York line.

The town centre is only approximately a mile away which offers a further range of services and amenities.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

All figures quoted are deemed exclusive of VAT where applicable.

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.

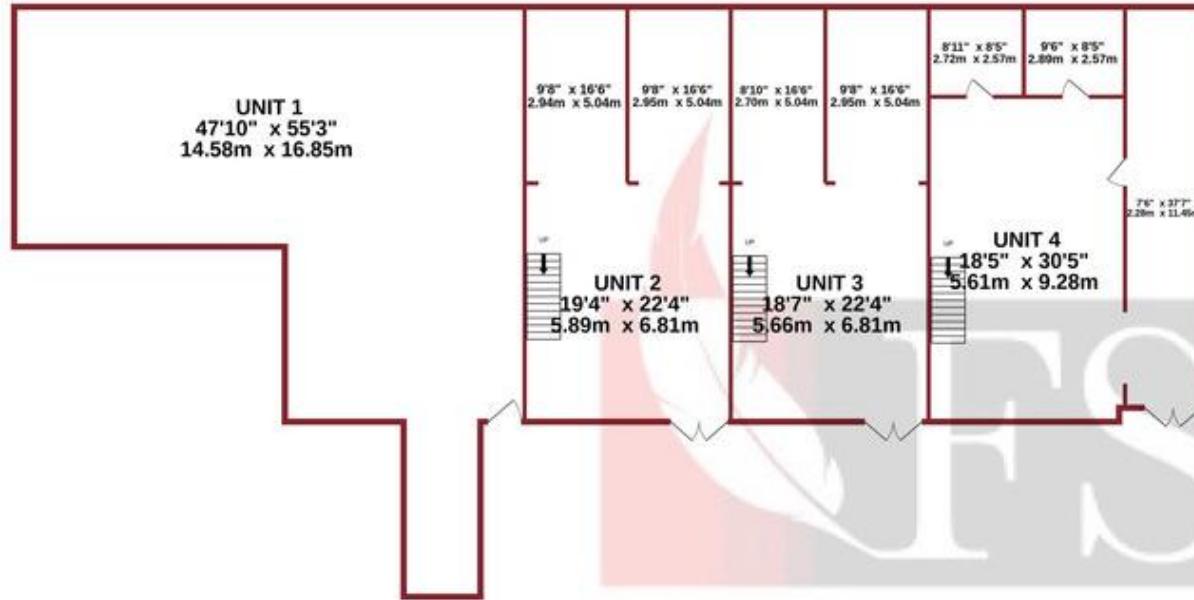
Viewing

Strictly by appointment with the agent Tel: 01423 501211.

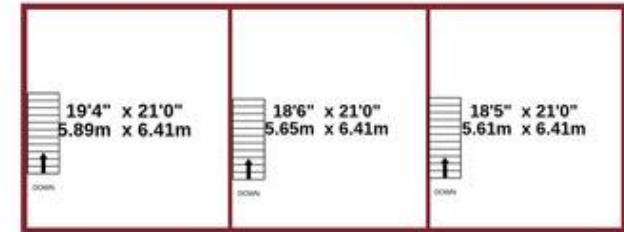




GROUND FLOOR
4029 sq.ft. (374.3 sq.m.) approx.



1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



FSS
FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 5214 sq.ft. (484.4 sq.m.) approx.

Made with Metropix ©2021

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.

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiales Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiales Scales nor any joint agent has any authority to make any representations about the property, and accordingly any Information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4: VAT: The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiales & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.

