



APPROXIMATELY 630 SQ FT

## DESCRIPTION

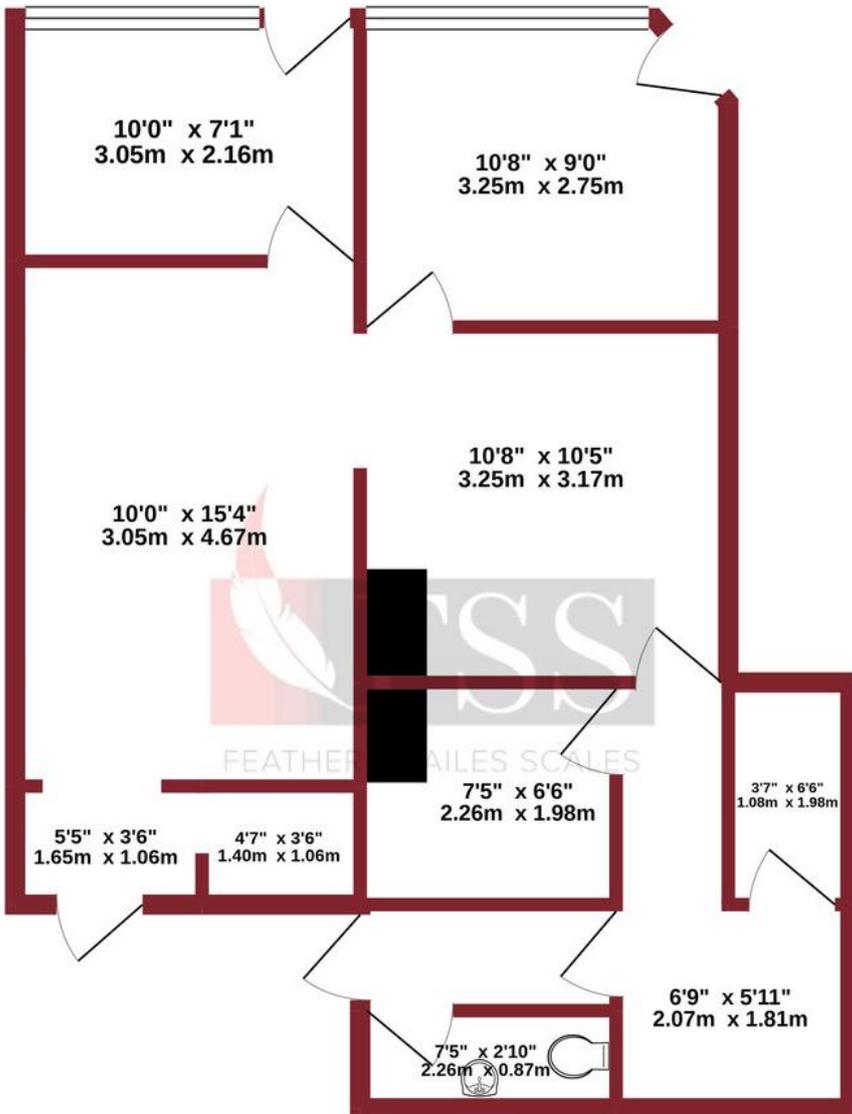
An opportunity to purchase a ground floor commercial investment opportunity located only a short walk away from Harrogate Town Centre and in a mixed use area on Bower Street. The property includes the ground floor only and property freehold with the upstairs apartment having been sold off on a separate long leasehold basis.

The shop is occupied by Golden Star Chinese takeaway and has been since 2004. They are paying a rent of £12,000 Per Annum with their lease expiring in July 2025. The upper floor apartment pays an annual ground rent of £100 meaning the total income is £12,100 Per Annum offering an excellent return of 8.6% based on the asking price.

**GROUND FLOOR  
INVESTMENT AND  
FREEHOLD INTEREST**

**Price £140,000**

**GROUND FLOOR**  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.  
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**Location and Directions**

The property is conveniently situated just off the town centre with the towns train station, bus station and wide variety of on hand amenities easily accessible within walking distance.

**Tenure**

Freehold with the upper floor apartment being sold of separately long leasehold.

**Rates**

Rateable Value: £8,400.  
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**

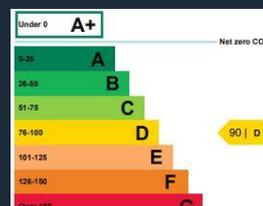
All mains services are connected to the property.

**Viewing**

Strictly by appointment with the agent Tel: 01423 501211.

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