



3 York Place, Knaresborough, HG5 0AD
Price £400,000



QUALITY TRUST VALUE

SUPERB DEVELOPMENT OPPORTUNITY, SUBJECT TO THE NECESSARY PLANNING CONSENTS

Description

A unique and rare opportunity to purchase a substantial Grade II listed commercial building in Knaresborough Town centre owned and occupied by Knaresborough Conservative club. The club are proposing to sell off the original building retaining the rear extension and car park which will allow them to reinvest the proceeds into the retained area.

Totalling almost 3,000 sq ft of commercial space over 3 floors, the accommodation is split into a mix of open plan and individual rooms. Accessed via the main front door on York Place the property offers numerous development opportunities ranging from a full residential conversion or even a conversion of the upper floors whilst retaining a commercial presence to the ground floor.

The property is being sold freehold with vacant possession and the club will block up the walls to separate the two areas prior to completion.

An early viewing is recommended to appreciate the potential of the space on offer.





Services

All mains services are connected to the property.

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.

Legal Costs

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

Directions

At Bond End turn right onto Knaresborough High Street, after the bus station continue straight onto York Place, the property can then be seen on the left hand side.

Viewing

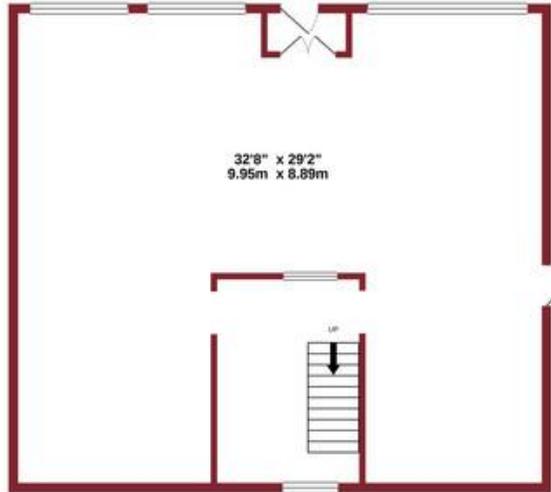
Strictly by appointment with the agent Tel: 01423 501211.





EXIT

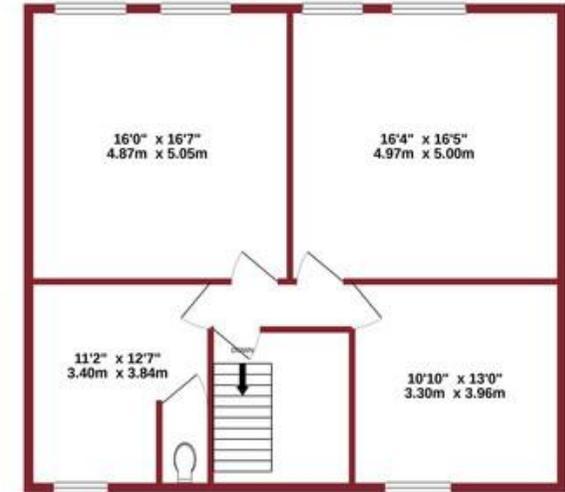
GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



2ND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2929 sq.ft. (272.1 sq.m.) approx.

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**EPC NOT
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