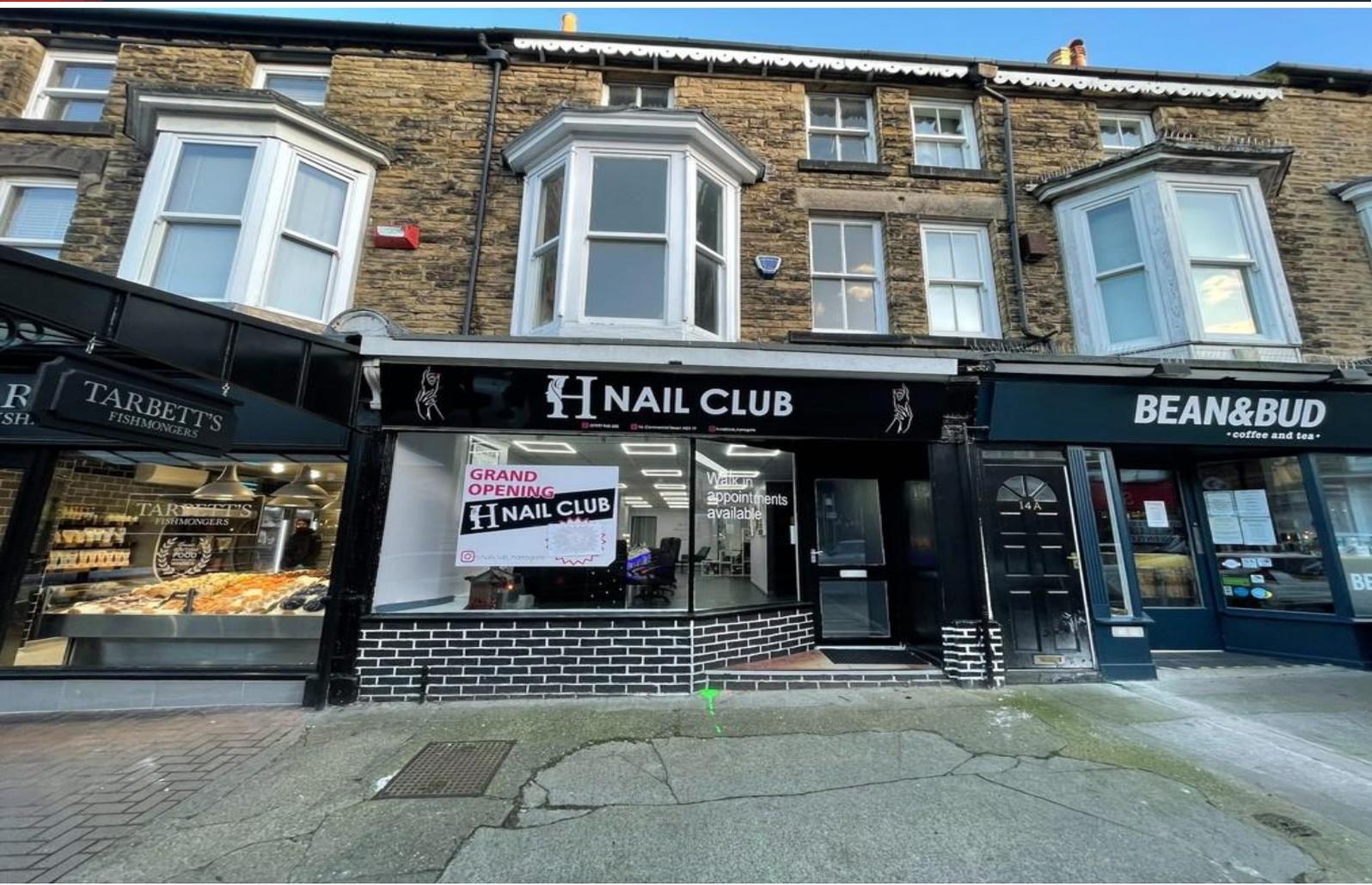


16 Commercial Street,  
Harrogate, HG1 1TY



**FREEHOLD INVESTMENT  
OPPORTUNITY**

**Price £225,000**

## **Description**

An opportunity to purchase a freehold investment opportunity on Commercial Street consisting of an open plan ground floor retail space with two upper floors of storage/office accommodation.

The property is currently let to a nail salon who have only recently taken occupation on a 5 year lease at a rent of £17,000 per annum, offering a return of over 7.5% based on the asking price.

The subject premises are in immediate proximity to the heart of Harrogate's prime shopping district offering affordable space in a busy location and benefitting from being close to the railway and bus stations, as well as town centre car parks.

## **Tenure**

Freehold. The property is available to purchase freehold, subject to the existing tenancy.

## **Rates**

Rateable Value: £16,250.

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## **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.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

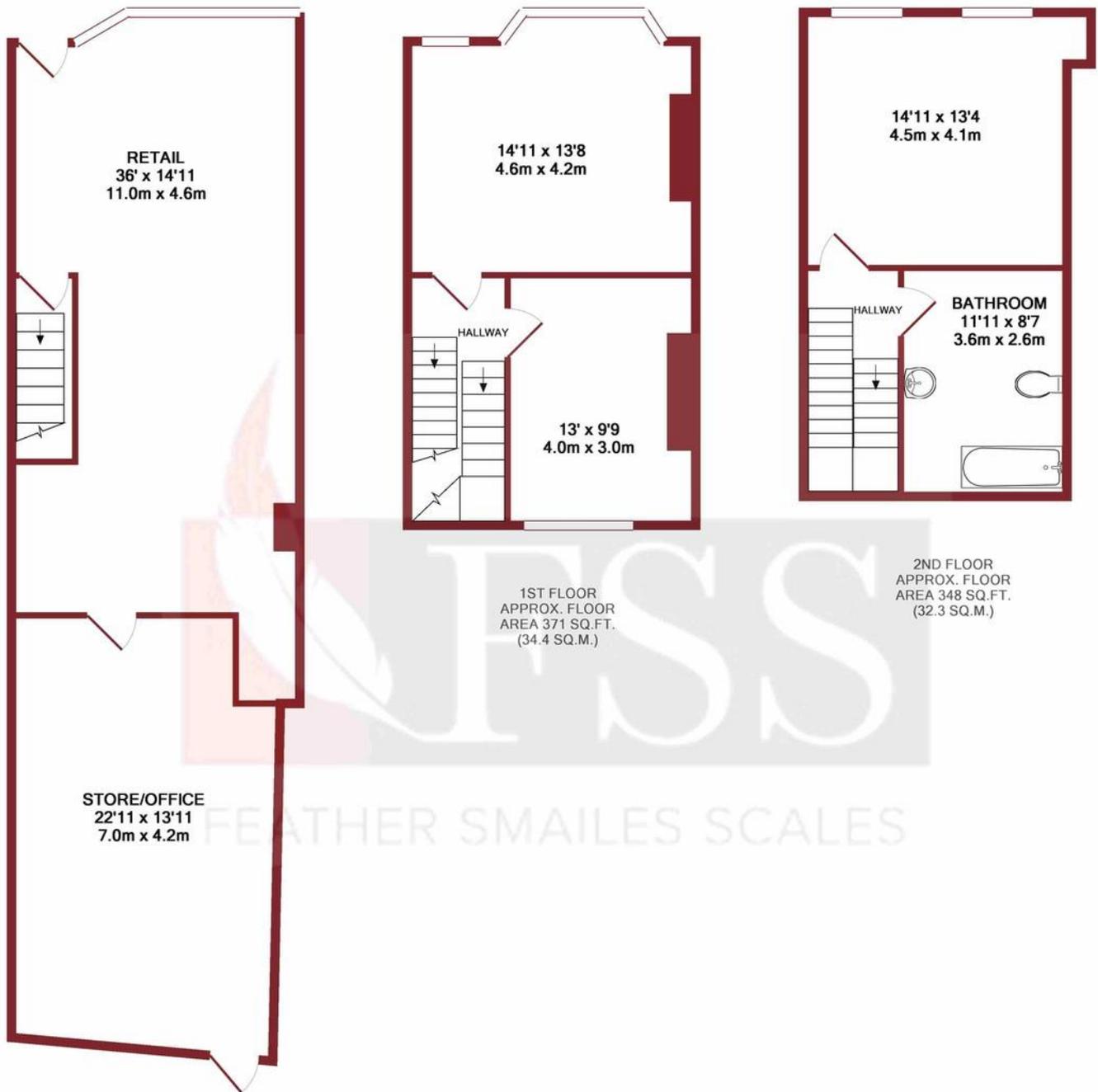
## **Directions**

Heading down Commercial Street from Station Parade the subject premises are located on the left hand side and identified by our to let board.

## **Viewing**

Strictly by appointment with the agent Tel: 01423 501211.





STORE/OFFICE  
22'11 x 13'11  
7.0m x 4.2m

GROUND FLOOR  
APPROX. FLOOR  
AREA 774 SQ.FT.  
(71.9 SQ.M.)

14'11 x 13'8  
4.6m x 4.2m

HALLWAY

13' x 9'9  
4.0m x 3.0m

1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)

14'11 x 13'4  
4.5m x 4.1m

HALLWAY

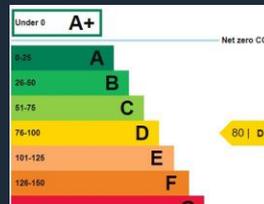
BATHROOM  
11'11 x 8'7  
3.6m x 2.6m

2ND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1493 SQ.FT. (138.7 SQ.M.)  
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