



## DESCRIPTION

A Ground Rent Investment - Available to purchase, FREEHOLD and subject to 4 Long Leasehold entities for a period of 999 Years at annual ground rents of £50 each thus producing £200 per annum.

The property occupies a highly convenient position within the heart of Harrogate, occupying a peaceful approach within one of the town's most popular approaches and with the Cold Bath Road amenities in striking distance. For all enquiries please contact the office on 01423 501211.

**GROUND RENT  
INVESTMENT**

**Asking Price £3,500**

## Location and Directions

West Cliffe Grove is tucked away off Cold Bath Road which is widely regarded as one of the finest places to live, being so close to the Stray, the Valley Gardens and all of Harrogate's shops, restaurants & café bars.

## Tenure

Freehold subject to 4 Long Leasehold entities for a period of 999 Years at annual ground rents of £50 each thus producing £200 per annum.

## Rates

Rateable Value: TBC.

Uniform Business Rate for 2023/24: £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.

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, earned us a fee of £339.96 per case.

**01423 501211**

[www.fssproperty.co.uk](http://www.fssproperty.co.uk)

[commercialdept@fssproperty.co.uk](mailto:commercialdept@fssproperty.co.uk)

8 Raglan Street, Harrogate,

North Yorkshire, HG1 1LE

**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalley 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 Smalley 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:** Themeasurements 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 Smalley & 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.