



58-60 Cheltenham Mount, 14-16 Cheltenham Crescent, Harrogate,
HG1 1BL
£1,100,000



Description

A rare opportunity to acquire a landmark corner of freehold property. The property comprises of a mixed use commercial and residential investment opportunity. The properties are all let and divided into a restaurant on the ground and lower ground floors with apartments above let on assured short hold tenancies. There is planning approval for an extension to enlarge the existing accommodation further. The current square footage is approximately 8,000 sq ft. The current total income is £115,800 per annum, which based upon the guide price represents a 10% return.

Location

The buildings form undoubtedly one of Harrogate's landmark properties particularly due to the prominent restaurant which is located on the ground floor. This forms one of the main approaches to the town.

Tenure

Freehold subject to the existing AST's.





Pay and Display
ZONE



VIVIDO
BAR & RESTAURANT
TERRACE
ENTRANCE

VIVIDO
BAR & RESTAURANT
Please Mind The Step

Services

All mains services are connected to the property

EPC's

Unit 16 - Grade C.

Solicitors

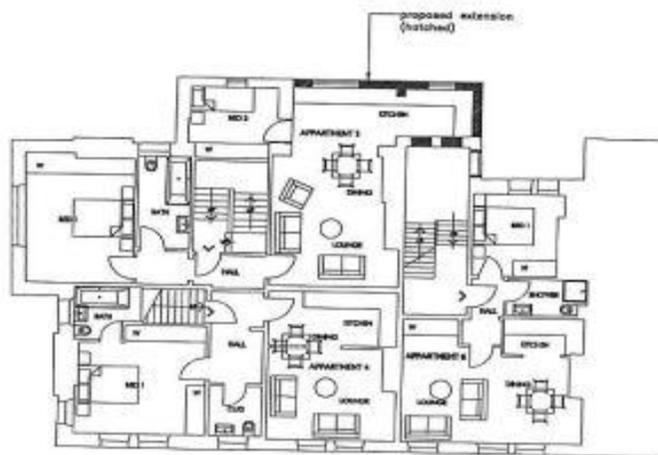
Newtons Solicitors, St James Business Park 5
Grimbald Crag Court, Knaresborough, HG5 8QB.
Tel: 01423 789147 FAO: Sophie Barton.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.

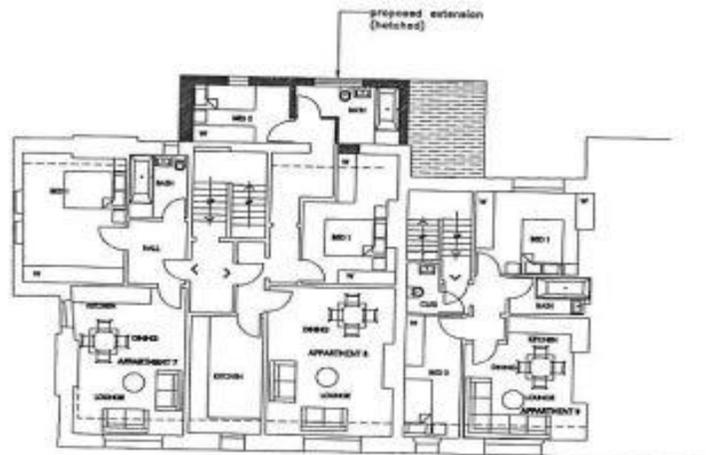


58 - 60 Cheltenham Mount
First Floor
Apartments



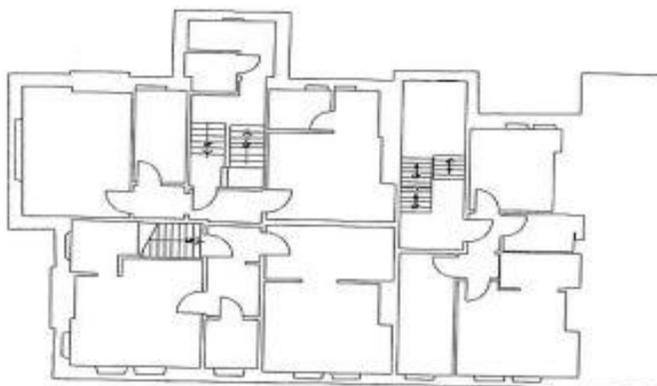
FIRST FLOOR PLAN - PROPOSED

58 - 60 Cheltenham Mount
Second Floor
Apartments



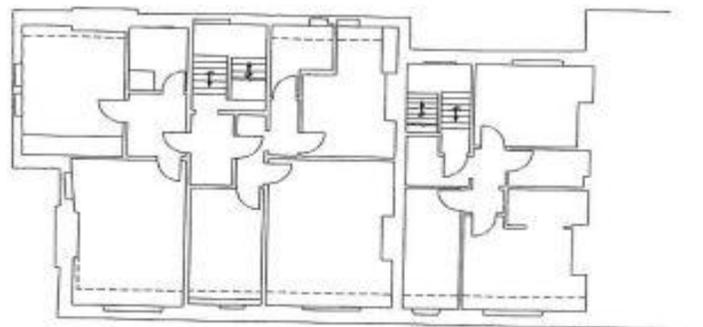
SECOND FLOOR PLAN - PROPOSED

58 - 60 Cheltenham Mount
First Floor
Apartments

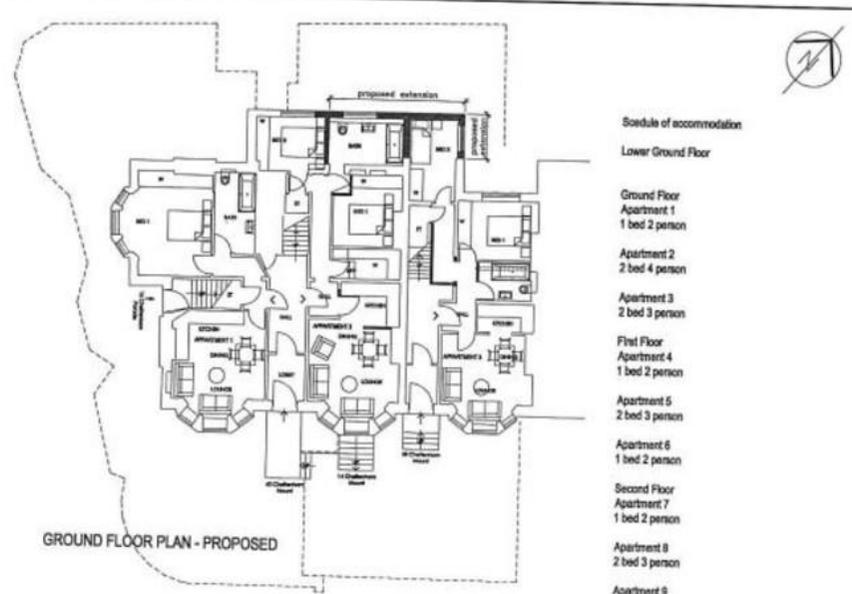
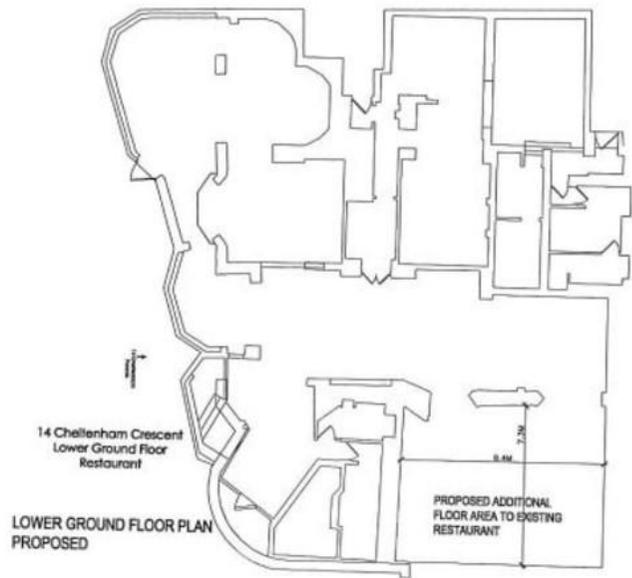


FIRST FLOOR PLAN - EXISTING

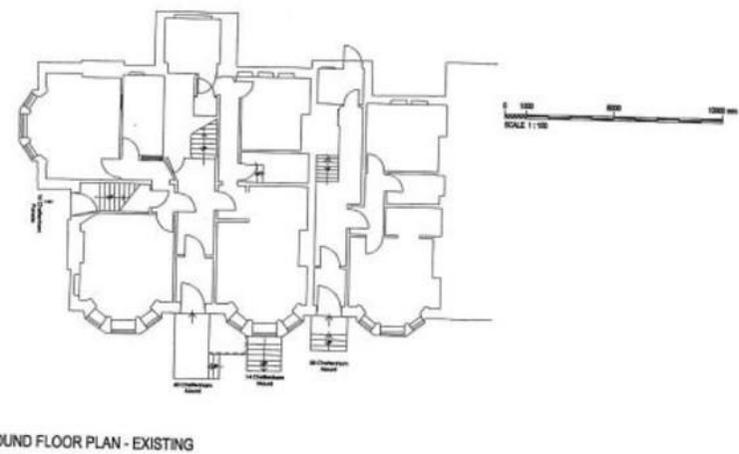
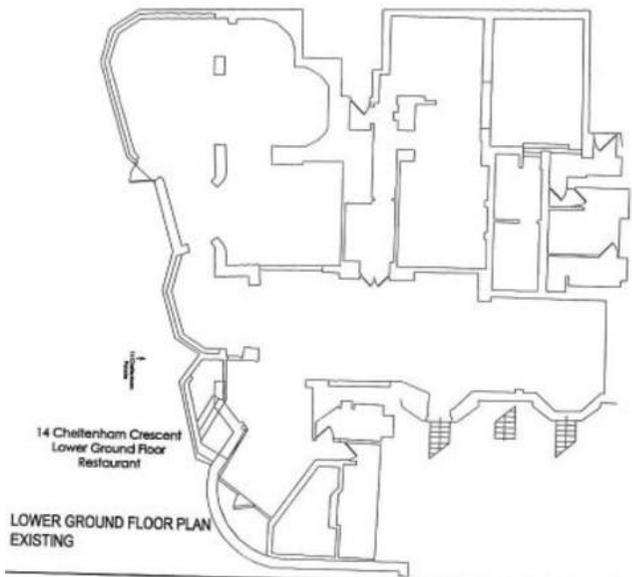
58 - 60 Cheltenham Mount
Second Floor
Apartments



SECOND FLOOR PLAN - EXISTING



- Schedule of accommodation**
- Lower Ground Floor
 - Ground Floor
 - Apartment 1
1 bed 2 person
 - Apartment 2
2 bed 4 person
 - Apartment 3
2 bed 3 person
 - First Floor
 - Apartment 4
1 bed 2 person
 - Apartment 5
2 bed 3 person
 - Apartment 6
1 bed 2 person
 - Second Floor
 - Apartment 7
1 bed 2 person
 - Apartment 8
2 bed 3 person
 - Apartment 9
2 bed 3 person



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