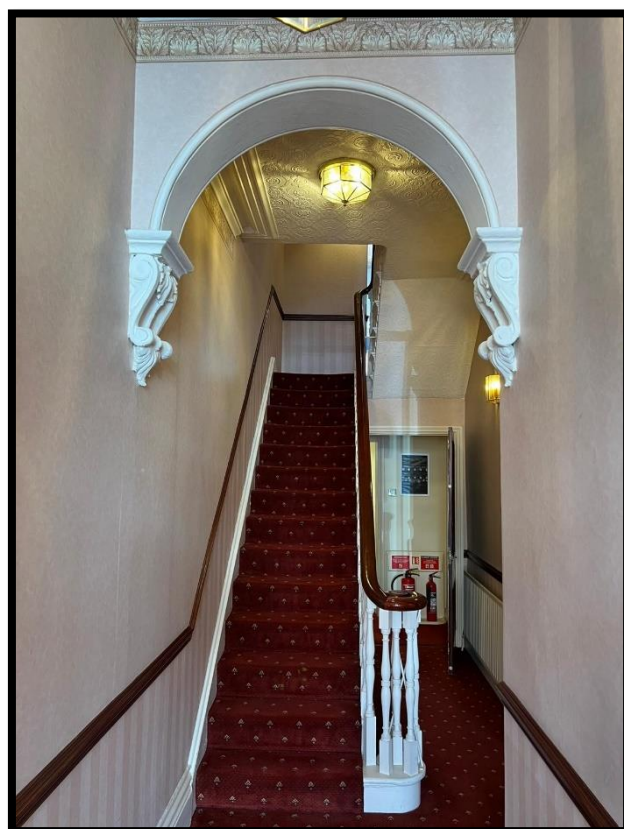


FOR SALE / TO LET

UNIQUE FREEHOLD OFFICE CLOSE TO HARROGATE CENTRE

WITH CAR PARKING – 2,441 SQFT

8 NORTH PARK ROAD, HARROGATE, HG1 5PG



LOCATION

Harrogate is located approximately 15 miles north of Leeds, 20 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds Bradford International Airport.

The property is positioned just a short walk to the main retail and restaurant core and is within a few minute's walk of Harrogate Train Station and Bus Station which provides regular links to Leeds and York.

Harrogate boasts a wealth of restaurants, including the famous Betty's Tea Room, local and national retailers and leisure facilities including the Royal Spa Baths.

The property is situated close to other office and service occupiers.

CAR PARKING

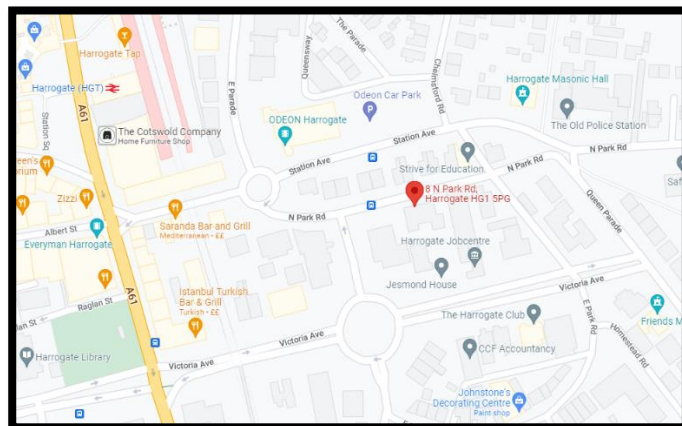
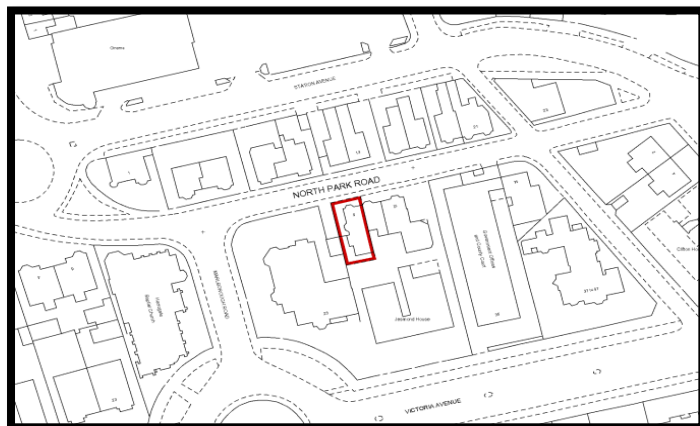
There are 4 dedicated car parking spaces with the property, however with tandem parking 6 cars can be parked easily.

SPECIFICATION

The property benefits from the following specification:-

- Dedicated car parking for 4 to 6 cars
- Impressive Boardroom with storage cupboard
- WC Facilities at ground and first floor
- A variety of offices allowing flexible working
- Kitchen facility
- Fully carpeted
- Buzzer entry system
- Intruder alarm
- Useful basement/storage
- Gas central heating
- Part double and part single glazed
- Security electric shutters to the rear and part side of the property

General Agent's Note – we understand that the property is in a conservation area and is part of the Harrogate BID Scheme.



ACCOMMODATION

The property has a net internal area as follows:-

Ground Floor	880 sqft
First Floor	806 sqft
Second Floor	454 sqft
Basement	301 sqft
Total	2,441 sqft

RATEABLE VALUE

The property has a current rateable value of £20,750. The Uniform Business Rate for 2022/2023 51.2p in the £1.

EPC

We are awaiting an EPC however one can be made available upon request once completed.

TERMS

The property is available freehold with vacant possession.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

ALTERNATIVE USES

The property could be converted to residential or healthcare uses subject to obtaining the necessary planning consent.

VAT

All prices are quoted exclusive of VAT at the prevailing rate. We have been advised by our client that the property has been elected for VAT and therefore VAT will be applicable on the purchase price.

PRICE

Price on application with the sole selling agents.

TENURE

Freehold.

FURTHER DETAILS / SITE INSPECTION

By prior arrangement with the sole selling agent Harvey Burns & Co. Limited:-

CONTACT

Harvey Burns & Co
 Contact : Lyndsay Burns
 Email : Lburns@harveyburns.co.uk
 Telephone : 0113 243 2400

SUBJECT TO CONTRACT

Details prepared 5th January 2022