



## Mixed Use Premises

### For Sale

- Prominent retail property with return frontage
- Self-contained office to the first floor
- 368.83 sqm (3,970 sqft)
- Two separately accessed one bedroom penthouse flats
- Guide Price: £975,000

**17 Albert Street / 8 John Street, Harrogate, HG1 1JX**

Carlton Tower, St Pauls Street, Leeds LS1 2QB

Email: [HKS@dacres.co.uk](mailto:HKS@dacres.co.uk)

**dacres.co.uk**   

## Location

The property is situated on the corner of Albert Street and John Street which forms a well-established secondary trading location running parallel and close to the town's prime retailing area of James Street.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

## Description

The subject property comprises a four storey end-terrace property under a pitched tiled roof. The property comprises ground floor retail accommodation with ancillary offices and staff facilities to the lower ground, a self contained office/studio on the first floor and two spacious one bedroom penthouse flats on the second floors.

## Accommodation

Approximate Gross Internal Area-

	Sqm	Sqft
Ground Floor Sales	111.30	1,198
Lower Ground Floor	36.79	396
First Floor Office	107.86	1,161
Flat A	55.28	595
Flat B	57.60	620
Total	368.83	3,970

## Business Rates

17 Albert Street has a rateable value of £27,750 as of April 2026.  
1st Flr 17 Albert Street has a Rateable value of £15,750.

## Terms

The freehold interest in the property is offered for sale by private treaty at a guide price of £975,000.

## Legal costs

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

## VAT

The VAT position is being confirmed by the Vendor. All offers will be deemed exclusive of VAT

## Anti-Money Laundering

To comply with our anti money laundering regulation, two forms of identification and proof of address will be required from the successful purchaser.

## Viewings

Viewings are by appointment only and to be arranged by Dacres Commercial or the joint agent Montpellier Property Consultants:  
Peter Rawnsley-  
01423547912  
pr@montpellierproperty.com



HG1 1JX



VIEWING / FURTHER INFORMATION

Call 01133863100 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** March 2026

