

FOR SALE

- ✓ Residential/Retail
Redevelopment opportunity
- ✓ Town centre fringe
- ✓ Popular residential location
- ✓ Could also suit subdivision or
owner occupation



132-136 Kings Road, Harrogate HG1 5HY

Redevelopment Opportunity

7,357 Sq Ft
(683 Sq M)

DESCRIPTION

The property comprises a range of interconnected largely two-storey buildings which extend to a total of around 7,357 sq ft (683.465 sq m) and provides a range of accommodation previously used as two lock-up retail units with first floor offices above and workshop/storage space behind together with staff facilities. We understand that the site of 0.177 acre/0.071 hectare extends to the boundaries indicated in the identification plan. Access from the public highway is from Kings Road and Bolton Street. Access also appears available from Chatsworth Road.

LOCATION

Harrogate is situated approximately 13 miles north of Leeds in North Yorkshire. The town is one of the principal tourist centres for the the region and benefits from its position on the A59, which provides access to the A1(M), which in turn connects to the M62/M1.

The subject property is situated on Kings Road and within 0.8 mile of the town centre. Kings Road connects to the A59 Skipton Road to the north and the A61 Ripon Road to the south.

Neighbouring occupiers include Regal Fruiters and a number of well known local independent traders plus a Sainsbury's convenience store.



ACCOMMODATION

Net Internal Area	sq ft	sq m
132 Kings Road Retail Unit	1,069	99
First Floor Storage/Office	1,155	107
134 Kings Road retail unit	494	46
First Floor Offices	1,087	101
Manufacturing Area	2,190	203
Ancillary Storage	1,362	127
Total	7,357	683





BUSINESS RATES

Currently assessed as follows:

132-136 Kings Road - Shop & Premises: £27,500

134 Kings Road - Shop & Premises: £9,100

EPC

132 Kings Road has an EPC rating of D

134 Kings Road has an EPC rating of C-53

136 Kings Road has an EPC rating of D

PLANNING

The property is suitable for a range of uses or redevelopment, subject to the usual consents. A pre-application enquiry has been made in respect of a residential redevelopment scheme. This scheme comprised 3 x 3 bed townhouses, 3 x 2 bed apartments, 3 x studio apartments and retained the existing retail unit to the south of the frontage. An alternative scheme was also designed which comprises 6 x 1 bed apartments over 3 retail units, plus the existing retail unit to the south of the frontage with a further studio flat above. Further details are available from the Joint Agents.

TERMS

The property is For Sale as a whole and offers are invited.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Richard Corby
0113 887 6760
rcorby@lsh.co.uk



Daniel Brumfitt
01423 534193
dan.brumfitt@fss4property.co.uk