

1 & 1A, Montpellier Gardens, Montpellier Quarter, Harrogate, HG1 2TF



Rare Mixed Use Freehold Investment in Harrogate Town Centre

- Striking Grade II Listed Property in highly desirable Montpellier Quarter
- Ground and Lower Ground Retail Unit let at £24,000 p.a.
- Self-contained stylish Townhouse apartment with period features
- Two bedroom and two bathroom, attic with further potential
- Private access and nearby parking, enclosed rear courtyard
- Guide Price £900,000

Investment, Residential, Retail

FOR SALE

2,685 sq ft

(249.44 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	2,685 sq ft
Price	£900,000
Rateable Value	£18,750 Council Tax Band D for the residential apartment.
Car Parking	There is Private Parking for two cars available under separate negotiation.
VAT	Not applicable. EPC: Retail Band B (39) Residential Band E (46)
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

A rare opportunity for a mixed use investment in the sought after area of Montpellier Quarter close to The Stray in Harrogate Town Centre. The retail to the ground and lower ground floors are currently let to the popular cafe F:K bringing an income of £23,400 p.a (rising to £24,480 p.a wef 9/6/27) with a lease in place until 18/6/2033 (tenant break and rent review 9/6/2030). The well-appointed townhouse apartment occupies the upper floors and benefits from its own private entrance with a secure entry system. The first floor features a spacious full-width sitting/dining room alongside a high-specification dining kitchen. On the second floor, the principal bedroom benefits from a luxury wet room, with a further double bedroom and a stylish house bathroom. Additional attic space offers excellent potential for further living or workspace, subject to the necessary regulations and consents.

Location

Montpellier Gardens occupy a prominent position in Montpellier Quarter in Low Harrogate, a fashionable and stylish specialist retail area on the western side of Harrogate town centre. Known for its specialist retailers in Fashion, Art, Interiors and its niche cafes and restaurants, this attractive, vibrant and popular quarter includes fashion retailers Toast, Morgan Clare and India Mahon Jewellery and Suzie Watson and Richard Grafton Interiors. Close to Bettys, The Fat Badger and The Ivy, Montpellier Quarter also offers a range of cafés and restaurants William and Victoria, Fisk, Domo and the Drum and Monkey

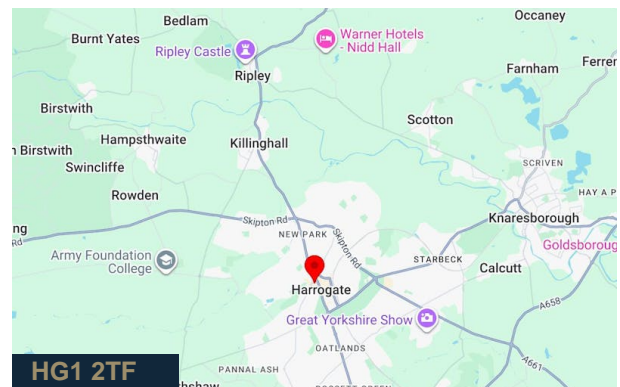
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales/Kitchen	540	50.17	Let
Lower Ground - Retail Sales/Ancillary	538	49.98	Let
Unit - 1st and 2nd Floor Apartment	1,385	128.67	Available
Total	2,463	228.82	

Terms

The property is available freehold with vacant possession of the apartment on the upper floors and subject to the occupational lease in place on the retail on the ground and lower ground floors.



Viewing & Further Information

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