

52 High Street, Knaresborough, HG5 0EA



## Retail with residential investment in heart of Knaresborough Town Centre

- Town Centre Retail Premises with ancillary staff and storage
- Prominent corner position in middle of High Street
- Two bedroom flat on both 1st and 2nd Floors (AST's)
- Available freehold subject to ASTs on flats and VP on retail
- £450,000 freehold

Investment  
**FOR SALE**

**2,781 sq ft**  
(258.36 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# 52 High Street, Knaresborough, HG5 0EA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,781 sq ft                        |
| Price          | £450,000 Freehold                  |
| Rateable Value | £16,250                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (86)                             |

## Description

The property provides a ground floor retail unit which was let to St Vincent Charity Shop. The retail unit provides a sales area with rear ancillary staff and storage facilities.

There are 2 two bedroom flats above let on AST's.

## Location

The property is situated in a prime trading position on the High Street in the location of the cafes and local independents and close to the Market Square.

Knaresborough is an historic market town and spa town (mentioned in the Domesday Book of 1086), in the Borough of Harrogate. It is located on the picturesque River Nidd 4 miles east of the centre of Harrogate and approximately 15 miles west of York.

The town has excellent transport links being only 4 miles from the A1(M) and regular train services to Leeds and York together with the Bus Station close by on The High Street.

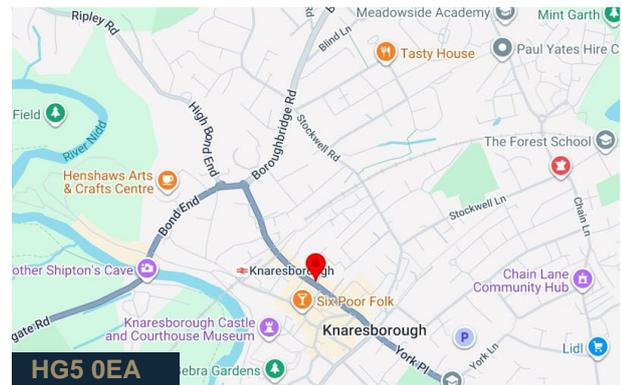
## Accommodation

The accommodation comprises the following areas:

| Name                   | sq ft        | sq m          | Availability |
|------------------------|--------------|---------------|--------------|
| Ground - Floor Retail  | 826          | 76.74         | Available    |
| Basement - Storage     | 206          | 19.14         | Available    |
| 1st - Floor 2 Bed Flat | 751          | 69.77         | Available    |
| 2nd - Floor 2 bed flat | 998          | 92.72         | Available    |
| <b>Total</b>           | <b>2,781</b> | <b>258.37</b> |              |

## Tenure

The property is to be sold with vacant possession of the shop and subject to the Assured Shorthold Agreements on the apartments. The AST rental is £980 p.c.m (£11,760 p.a.) and £750 p.c.m (£9,000 p.a.) respectively.



## Viewing & Further Information

**Peter Rawnsley**

(01423) 547912

pr@montpellierproperty.com

**Helen Cox-Rawnsley**

(01423) 547313

hcr@montpellierproperty.com