

14 High Street, Starbeck, Harrogate, HG2 7HY



Mixed Use Investment Opportunity on High Street in Starbeck

- Ground Floor Retail Sales
- Ancillary Staff and Storage facilities to the rear
- Self-contained three bed apartment on upper floors
- Close to Train Station and adjacent to Prospect Park
- £325,000 freehold subject to AST and occupational lease on retail

Investment
FOR SALE

2,175 sq ft
(202.06 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	2,175 sq ft
Price	£325,000
Rateable Value	£9,600
	Interested parties are advised to make any further enquiries direct to the Local Rating Authority North Yorkshire Council on (01423) 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

The property provides an open plan retail sales area together with ancillary staff and storage facilities to the rear of the property. In addition, there is a functional additional room in the basement. There is separate access to the front of the property to a self-contained three bedroomed apartment over two floors.

Location

The property is located on the High Street in Starbeck on the main A59 Harrogate Knaresborough road, approximately 2 miles east of Harrogate town centre. The property is situated within the parade close to the train station and adjacent to Prospect Park. Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Accommodation

The accommodation comprises the following areas:

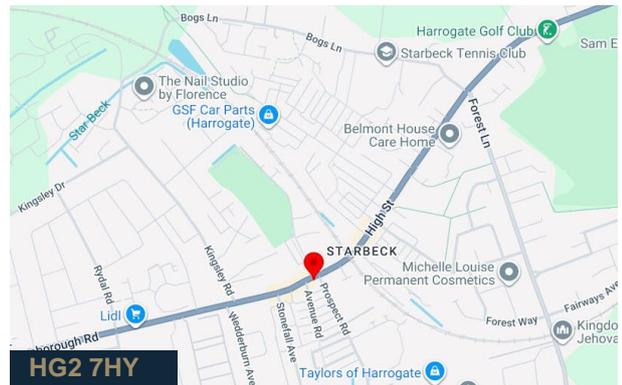
Name	Building Type	sq ft	sq m	Availability
Ground - Floor Retail	Retail	515	47.85	Available
Lower Ground - Floor Storage	Retail	280	26.01	Available
1st - Floor Flat	Residential	617	57.32	Available
2nd - Floor 3 bed flat	Residential	434	40.32	Available
Total		1,846	171.50	

Terms

The property is to be sold freehold subject to the Assured Shorthold Tenancy on the apartment and subject to the occupational lease on the retail unit. The tenancy has been in occupation since 2015. The retail unit is currently let to an individual on an effective 7 year FRI lease at a rental of £15,000 p.a. wef 21/8/21. The AST rental is £980 p.c.m (£11,760 p.a.)

Planning

Planning permission was granted for a two storey and single storey extension to the rear of the property extending the sales area. Application No 6.79.5262.D.FUL. This has now lapsed but could be re-submitted if required.



Viewing & Further Information

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