

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



## Mixed Use Premises in the heart of Harrogate Town Centre

- Prominent retail property with return frontage
- Self-contained office / studio to first floor
- Two separately accessed 1 bedroom flats (let on AST's) to second floor
- For sale freehold with vacant possession throughout
- Guide Price: £975,000

Investment

# FOR SALE

**3,970 sq ft**

(368.83 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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

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## Summary

<b>Available Size</b>	3,970 sq ft
<b>Price</b>	£975,000 The premises are available freehold with vacant possession.
<b>Business Rates</b>	Ground Floor Retail and Basement RV: £27,750. First Floor Offices RV: £15,750. Flats Council Tax : Band B. Interested parties are advised to make further enquiries direct to the Local Rating Authority North Yorkshire Council on 01423 500600.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

## 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.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales/Office	1,198	111.30	Available
Lower Ground - Offices/Staff Facilities	396	36.79	Available
1st - Floor Office Suite	1,161	107.86	Available
2nd - Floor 1 Bed Flat A	595	55.28	Available
2nd - Floor 1 Bed Flat B	620	57.60	Available
<b>Total</b>	<b>3,970</b>	<b>368.83</b>	

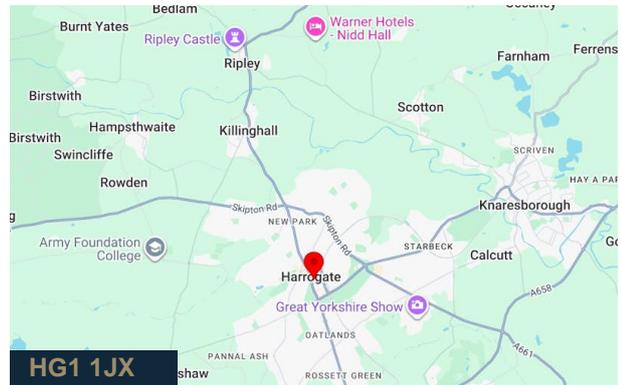
## Terms

The premises will be sold with full vacant possession throughout.

## Energy Performance Certificates

The EPC's can be viewed online at [www.ndepcregister.com](http://www.ndepcregister.com). Alternatively copies are available from the agents:

Ground Floor Retail: Band C (54). First Floor Offices: Band B (35) Flat A: Band E (48)



## Viewing & Further Information

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