Rowe House, 10 East Parade, Harrogate, HG1 5LT



Quality Office Accommodation For Sale in Harrogate Town Centre

- Four storey Victorian property in Harrogate Town Centre
- Currently high quality office accommodation over 4 floors
- Planning granted for change of use from commercial offices to 4 x 2 bed flats
- £550,000 freehold

Office

FOR SALE

3,419 sq ft

(317.64 sq m)

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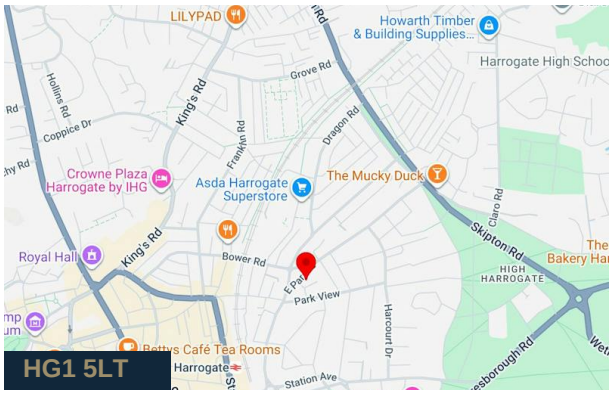
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Summary

Available Size	3,419 sq ft
Price	£550,000
Business Rates	There are numerous RV listings for all the various previous office tenants (each under threshold for small business rate relief). Further details available on request.
Car Parking	There are currently three car parking spaces serving the offices to the rear of the premises. In a residential scheme this would be potentially reduced to 1 space to accommodate a cycle store and refuse/recycling.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)







Description

The property comprises a four storey Victorian mid terrace of stone construction under a pitched tiled roof. The property provides a combination of cellular and open plan office accommodation. The property is fitted to a high standard including the basement which similarly provides functional office accommodation with good natural lighting. The offices are complimented with lockers and a WC & shower room on the lower ground floor. There are also fully fitted kitchen/ staff facilities to each floor. Planning permission has been granted for change of use of the offices from Use Class E to Use Class C3 dwelling houses.

Location

The property is situated on the Northern section of East Parade Close to its junction to Bower Road and Dragon Parade. The property is on the eastern side of the railway line close to the town centre. East Parade is a major thoroughfare on the periphery of the town centre linking Skipton Road and High Harrogate and also the Asda on Bower Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Floor	771	71.63	Available
Ground - Floor	850	78.97	Available
1st - Floor	886	82.31	Available
2nd - Floor	912	84.73	Available
Total	**3,419**	**317.64**	

Terms

The property is available freehold with vacant possession by 15th January 2027.

Planning Application

Planning has been granted for change of use from commercial to residential. See plans on this listing for 4 x 2 bedroom flats (69-79 sq.m.).

Viewing & Further Information

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