

4 & 4a Market Place, Knaresborough, HG5 8AG



Investment opportunity in prime position in The Market Place, Knaresborough Town Centre

- Attractive 17C listed property over three floors
- Prime location in The Market Place, Knaresborough Town Centre
- Retail Sales with rear storage and basement
- Self-contained 1 bedroom flat above
- Offers invited in excess of £260,000
- No VAT applicable

Investment
FOR SALE

1,295 sq ft
(120.31 sq m)



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Summary

Available Size	1,295 sq ft
Price	£260,000
Rateable Value	£12,250 Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Description

This 17th century listed property occupies a prominent position in The Market Place in the heart of Knaresborough Town Centre. The premises comprises a ground floor shop that provides a good open plan retail sales area with a rear storage room and basement area.

The first floor and attic provide a self-contained 1 bedroom flat with access from the rear yard area.

Location

Knaresborough is an historic market town and spa town (mentioned in the Domesday Book) 4 miles from 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 a bus station close by on the high street.

The property is located within the prime area of the Market Place in the popular market town of Knaresborough, approximately 4 miles east of Harrogate, 15 miles west of York. The property is situated next to a cafe. Other nearby occupiers include Boots, Oxfam, Greggs and Café Nero.

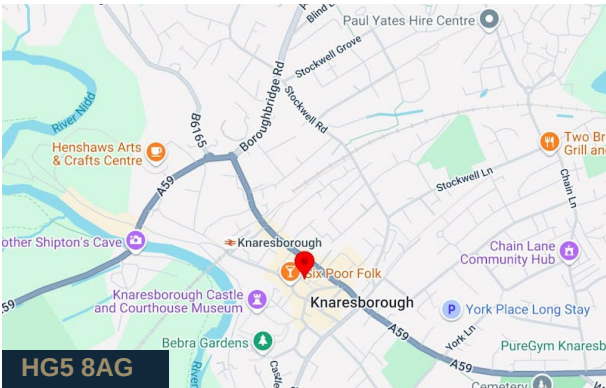
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail & Stock Room	446	41.43	Available
Basement - Ancillary Storage	408	37.90	Available
1st - Floor flat	313	29.08	Available
2nd - Floor Attic Bedroom	128	11.89	Available
Total	1,295	120.30	

Tenure

The property is available freehold subject to an occupational lease on the shop to Healthy Stuff Co. Retail Ltd at a rental of £14,500 p.a. with a lease expiry date of 15th March 2028. The flat is available with vacant possession and has an estimated rental value of £695 p.c.m.



Viewing & Further Information

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