

1, Montpellier Gardens, Montpellier Quarter, Harrogate, HG1 2TF



Freehold Retail Investment in Harrogate Town Centre

- Striking Grade II Listed Property in highly desirable Montpellier Quarter
- Ground and Lower Ground Retail Unit let at £24,000 p.a.
- £350,000 freehold ground and lower ground retail
- Subject to occupational lease on the shop
- 2 bedroom apartment above also for sale £550,000 freehold

Investment
FOR SALE

1,078 sq ft
(100.15 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	1,078 sq ft
Price	£350,000
Rateable Value	£18,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

A rare opportunity to acquire a retail investment in the sought after area of Montpellier Quarter close to The Stray in Harrogate Town Centre. The retail to the ground and lower ground floors are currently let to the popular cafe Fl:K bringing an income of £23,400 p.a (rising to £24,480 p.a wef 9/6/27) with a lease in place until 18/6/2033 (tenant break and rent review 9/6/2030).

Location

Montpellier Gardens occupy a prominent position in Montpellier Quarter in Low Harrogate, a fashionable and stylish specialist retail area on the western side of Harrogate town centre.

Known for its specialist retailers in Fashion, Art, Interiors and its niche cafes and restaurants, this attractive, vibrant and popular quarter includes fashion retailers Toast, Morgan Clare and India Mahon Jewellery and Suzie Watson and Richard Grafton Interiors. Close to Bettys, The Fat Badger and The Ivy, Montpellier Quarter also offers a range of cafés and restaurants including William and Victoria, Fisk, Domo and the Drum and Monkey.

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.

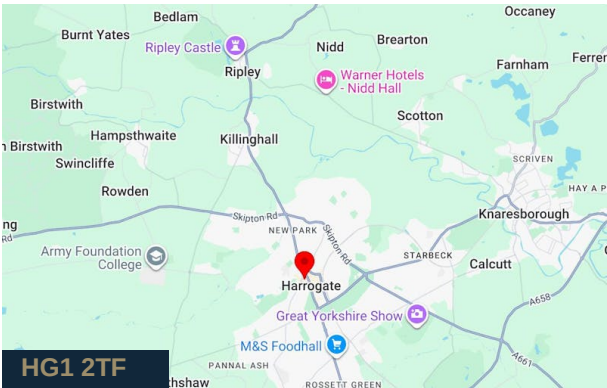
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales/Kitchen	540	50.17	Let
Lower Ground - Retail Sales/Ancillary	538	49.98	Let
Total	1,078	100.15	

Terms

The property is available freehold subject to the occupational lease on the shop and a 999 year lease at a peppercorn rent on the two bedroom apartment on the upper floors.



Viewing & Further Information

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