

FOR SALE

**Nabarro
McAllister**

Central Harrogate retail freehold
with potential for part-residential
conversion

5 CAMBRIDGE ROAD, HARROGATE HG1 1PB

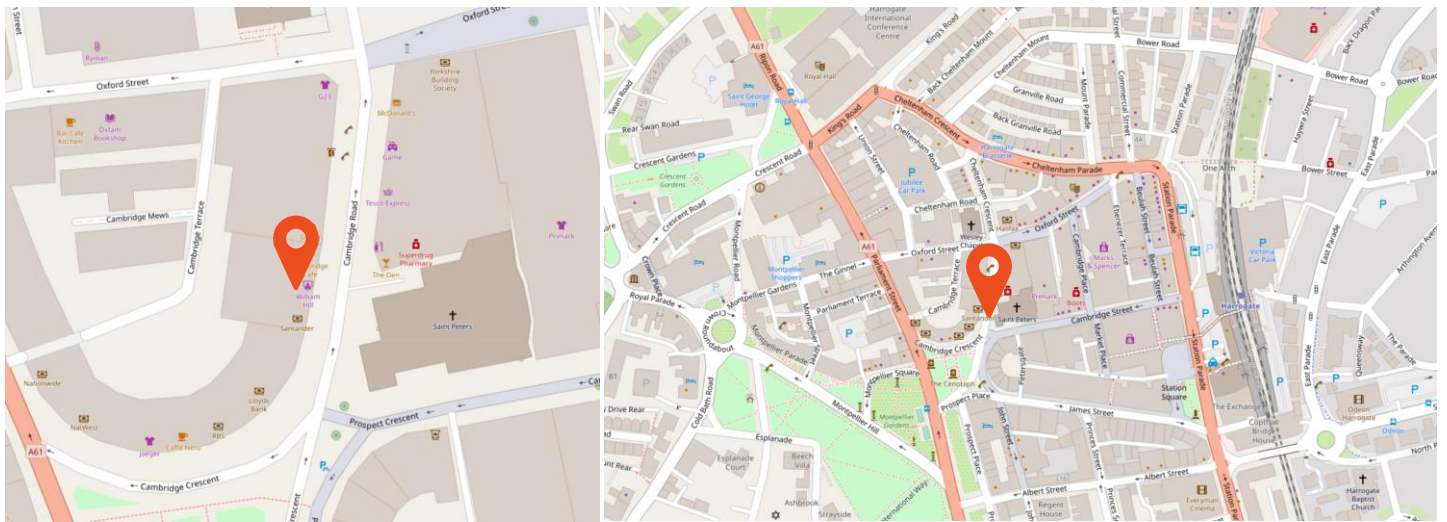


- Prime Harrogate centre location
- Opposite Tesco Express & Superdrug
- Predominantly let
- Scope for part-residential conversion (STP)

Offers in excess of £650,000

293m²
(3218 ft²)

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LOCATION

The property occupies a prime street in the retail core of Harrogate, 4-minutes' walk from the rail & bus stations.

The nearby towns of Leeds (15 miles) and Ripon (12 miles) are readily accessible.

Nearby occupiers include Tesco Express, Superdrug, Greggs McDonald's and Santander.

DESCRIPTION

This four-storey building comprises a café at ground floor level and gallery, trophy manufacturer and vacant space at first floor level. The property is of traditional construction with walls built in stone under a slated pitched roof.

The property fronts directly onto the footpath. The upper floors are separately accessed and there is a yard at the rear and access to the rear via a back road.

There may be scope to convert the upper floors to residential – subject to consents.

ACCOMMODATION

	m2	ft2
BASEMENT – trap door access not inspected		
GROUND FLOOR		
Restaurant	76	827
Ladies & Gents WC	-	-
Kitchen	33	361
Preparation Room	7	80
Staff WC	-	-
Rear Store	5	60
FIRST FLOOR		
Gallery Accom	55	598
Fmr Trophy Showroom	11	128
SECOND FLOOR		
Kitchen/WC	12	130
Rear Right Hand Room	22	241
Front Left Hand Room	20	225
Front Left Hand Room	9	105
THIRD FLOOR		
Attic Rooms	43	463
TOTAL	293	3218

SERVICES

We understand the property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
£52,000	£26,000

PLANNING

This property is believed to have planning consent for its current use as a café and offices at first floor level. Purchasers should make their own enquiries with the Local Authority.

TENANCIES

The ground floor and basement café is held on a 15 year lease from 1st September 2006. The passing rent is £26,500 per annum. The lease is held on internal repairing and insuring terms. The tenant is currently holding over.

There is an artist who occupies all of the first floor accommodation and the display cabinet at ground floor level on a licence.

The remaining space is vacant.

The artist licensee pays a rent of £4,000 per annum.

TERMS

The property is offered for sale subject to the existing tenancies at offers in excess of £650,000.

[The property photograph is courtesy of the Google Streetview archive.]

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify.

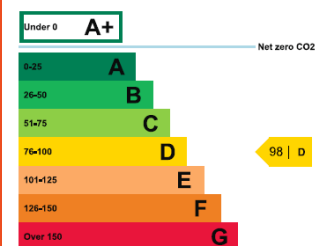
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

VIEWING

By appointment only
Nabarro McAllister

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January 2022

Nabarro McAllister

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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