

Turret House, 6 East Parade, Harrogate, HG1 5LT



Self-contained offices in Harrogate town centre with potential for residential conversion

- Four storey Victorian end terrace property in centre of Harrogate
- Within walking distance of town centre shops and amenities
- Previously used as Members Club and Offices
- Available freehold with vacant possession
- Gross Internal Area: 4,016 sq.ft. (373.10 sq.m) including basement

Office

FOR SALE

4,016 sq ft

(373.10 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	4,016 sq ft
Price	Offers from £425,000
Rateable Value	£5,000
Car Parking	Car Parking is available to the side of the building on the side road.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The property is situated on the northern section of East Parade close to its junction with Bower Road and Dragon Parade 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 and used to access the Asda supermarket on Bower Road.

The subject property forms a four-storey Victorian end terrace property of stone construction with a single storey rear extension. The property is surmounted by a pitched tiled roof.

Location

Harrogate is located approximately 17 miles north of Leeds, 24 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 has the leading Conference and Exhibition Centre in the North of England. The population of wards that make up the Harrogate Town is approximately 76,800 (ONS 2019) within which there is a high socio-economic profile.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	Sq ft	Sq m	Availability
Basement - Rough storage	982	91.23	Available
Ground - Floor	1,070	99.41	Available
1st - Floor	982	91.23	Available
2nd - Floor	982	91.23	Available
Total	4,016	373.10	

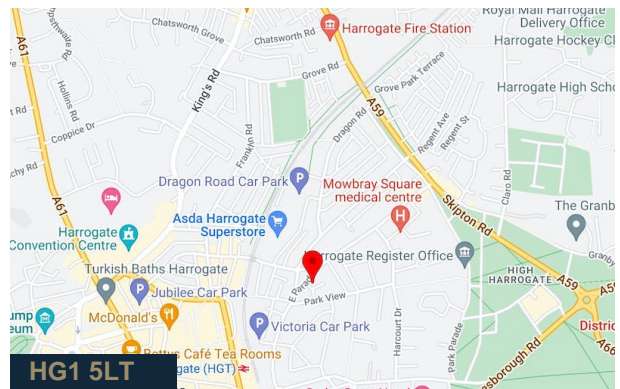
Tenure

The property is available for sale on a freehold basis with full vacant possession upon completion.

Town Planning

We understand the property has been used as a private club and offices and could be used for continued use or other uses subject to any necessary planning consents.

In our opinion the property could suit being converted back into residential which we understand may be allowable under permitted development rights although building regulations will apply to the conversion.



Viewing & Further Information

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