

FOR SALE



Two 4-storey office buildings with potential for redevelopment.

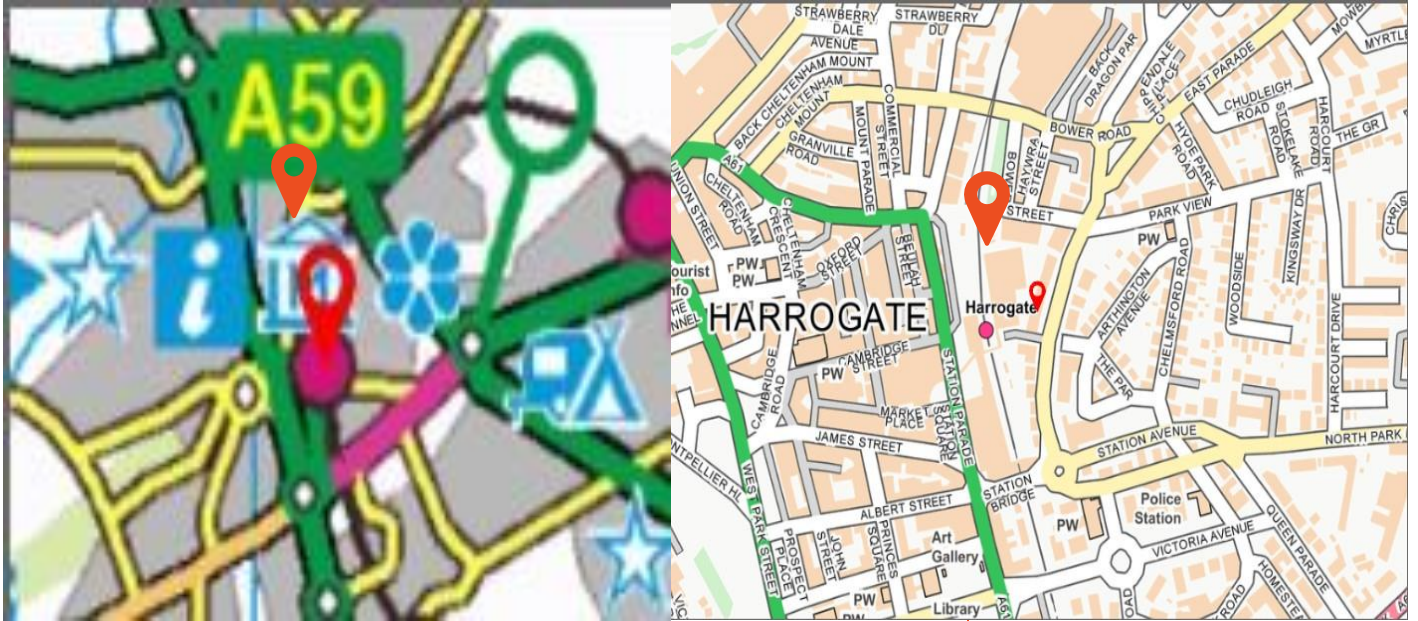
35-37 EAST PARADE, HARROGATE, HG1 5LQ



- Harrogate Town Centre location
- Two 4-storey office buildings
- Potential for conversion to residential

Price £695,000

375 M2 (4039 SQ FT)



#### LOCATION

The property stands in a terrace of similar buildings on East Parade within close walking distance of the town centre of Harrogate and within walking distance of the Railway Station. The premises stand in an established mixed locality.

#### DESCRIPTION

The property comprises what were originally two 4-storey terraced houses which have been in use as offices for many years and are inter-communicating on two levels. The building is of traditional construction with walls faced externally in stone under a blue slated pitched roof. There is the ability to park approximately 7 cars on the rear yards. There is a small forecourt to the front and access at the rear via a back road.

#### ACCOMMODATION

	m2	ft2
BASEMENT & OFFICES	84	906
GROUND FLOOR OFFICES	88	944
FIRST FLOOR OFFICES	89	960
SECOND FLOOR OFFICES	67	723
THIRD FLOOR	47	506
<b>TOTAL</b>	<b>375</b>	<b>4039</b>

#### 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 below entry of 2023 Rating Assessment List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£34,250	£17,125

#### PLANNING

The property is being used as offices for many years. Purchasers should make their own enquiries with the local authority.

#### TERMS

The property is offered for sale freehold in the sum of £800,000.

#### VAT

Our client advises that VAT is not chargeable on this transaction.

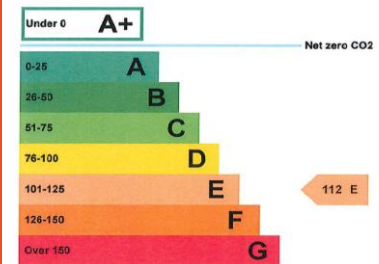
#### LEGAL COSTS

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

#### EPC

##### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

#### Joint Agent

Chris Robbins – Robbins Associates  
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#### VIEWING

By appointment only  
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[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: MAY 2024



#### 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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