



## FOR SALE – Multi-Let Retail/Mixed Use Investment

34-36 Parliament Street, Harrogate, North Yorkshire HG1 2RL

**Naylors**   
**Gavin Black**  
Commercial Property People

## INVESTMENT

- £655,000 which shows a net initial yield of 8% after purchasers costs.
- Total income - £55,000pa from three occupiers.
- No VAT.
- Ideal for SIPP purchase.
- Located in busy central position within Harrogate close to Bettys, The Ivy, Five Guys, and other independent retail users
- Long term potential residential development for uppers floors (subject to consents).

## Location

Harrogate is a busy tourist and dormitory Victorian spa town located in the heart of North Yorkshire, regularly voted in the top ten places in the UK to live. Leeds is just 15 miles to the south and York 22 miles to the East. It sits in the foothills of the Yorkshire Dales National Park. Access the UK road network is easy via the A1(M) motorway just to the East of the town.

The property is located on the East side of Parliament Street, the main A61 road running through the town linking with Leeds in the south and Ripon to the north. Close by occupiers include the famous Bettys café and tea rooms, The Ivy, Wagamama and in an area comprising a number of privately owned boutique retail units.

## Description

The property comprises a three-story mid terraced property of traditional Victorian construction. The hairdressers have a lease over part ground and all 1st and 2nd floor but sublet a large area of their accommodation as a Tattoo Studio/Beauty Rooms.

The remainder of the ground floor comprises two shops: a newsagents and an architects office (currently fitting out).

## Accommodation

<b>34</b>	<b>GF Shop - Sales</b>	470 sq ft (43.7 sq m)
<b>34a</b>	<b>GF Shop -Basement Storage</b>	273 sq ft (25.4 sq m)
	<b>GF Shop - Sales</b>	482 sq ft (44.8 sq m)
<b>36</b>	<b>Hairdressers</b>	
	Ground	643 sq ft (59.8 sq m)
	First	1,532 sq ft (142.4 sq m)
	Second	776 sq ft (72.1 sq m)
	Third	725 sq ft (67.4 sq m)
	<b>TOTAL</b>	<b>4.901sq ft (455.5 sq m)</b>

## Price

£655,000 for the Freehold

## EPC

34 -D  
34a -D  
36 -C

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## VAT

The property is not registered for VAT and accordingly no VAT will be payable.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### For further information please contact:

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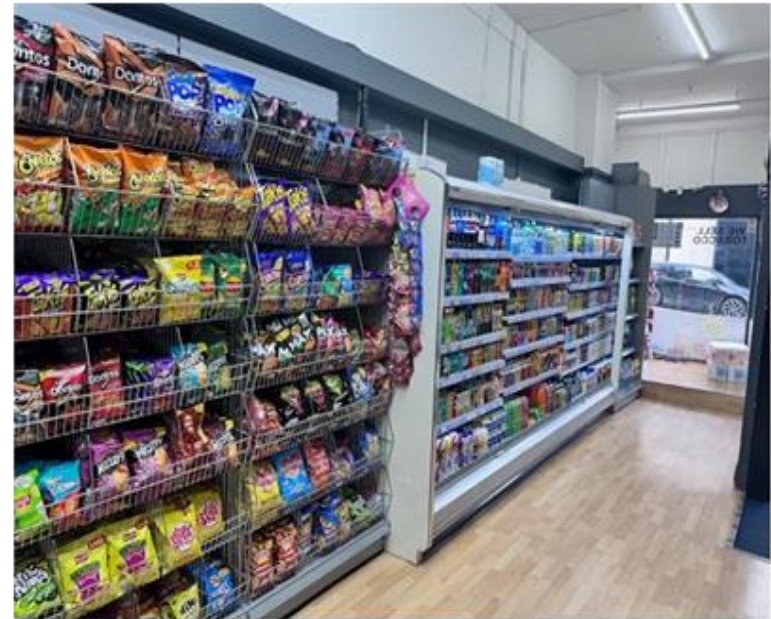
Chris Donabie

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## Tenancy Schedule

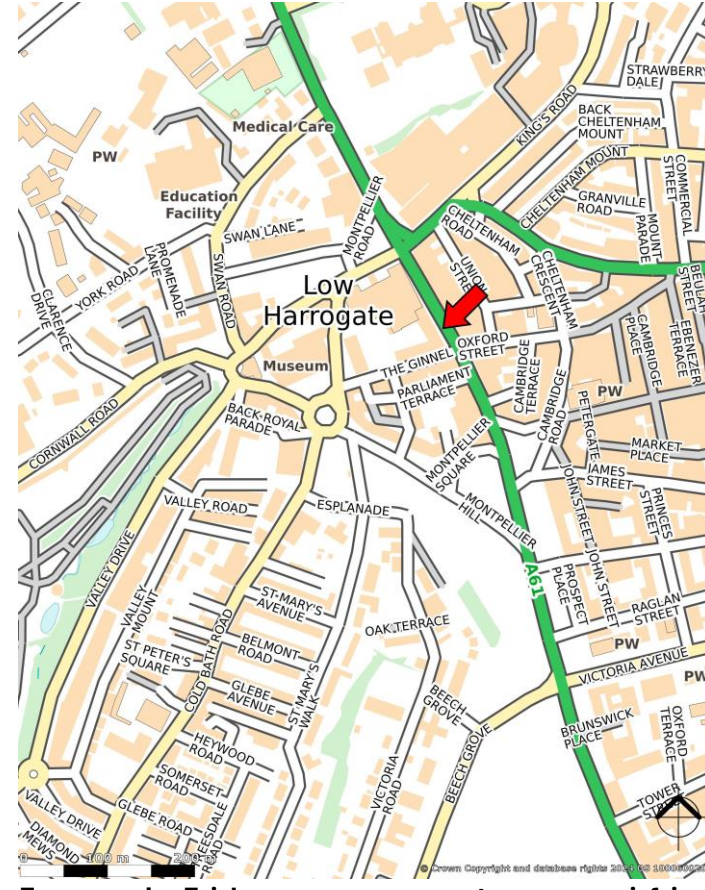
Address	Tenant	Rent pa	Lease Term	Rent Review (break)	Repairing Obligations	Comments
36	Peter Gotthard (Harrogate) Limited	£26,000	5 years expiring March 2027		Internal repairing and insuring.	Tenant been in occupation for over 20 years and trading in Harrogate for 60 years. 2024 break not exercised. Rent £24,000pa until 24.09.24 -to be topped up. Some parts of the upper floors are sublet thereby reducing the tenants liability.
34	Panjtan Limited (T/A St News)	£15,000	10 years from 2 <sup>nd</sup> June 2021 expiring 1 <sup>st</sup> June 2031	2 <sup>nd</sup> June 2026	Full repairing and insuring by way of service charge.	1 parking space to rear.
34a	Park Designed Ltd (Architects) Website:- <a href="http://parkdesigned.com">parkdesigned.com</a>	£14,000pa	4 years from 14 <sup>th</sup> May 2024 expiring 13 <sup>th</sup> May 2028. Rent free until 14 <sup>th</sup> August 2024.	Rent review on 14 <sup>th</sup> May 2027. Break at end of year 2 on giving no less than 6 months notice)	Full repairing and insuring by way of service charge.	Rent free to be topped up. 1 parking space to rear.







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