



PANTERA
PROPERTY

TO LET



Avon Lodge, 25 Harlow Moor Drive, Harrogate, HG2 0JY

Rent - £140,000 per annum exclusive

Size - 5,135 sq ft (477 sq m)

IDEAL FOR SPECIALIST SUPPORTED HOUSING / SPECIALIST HOUSING /
SUPPORTED LIVING

LEASING CONSIDERATIONS

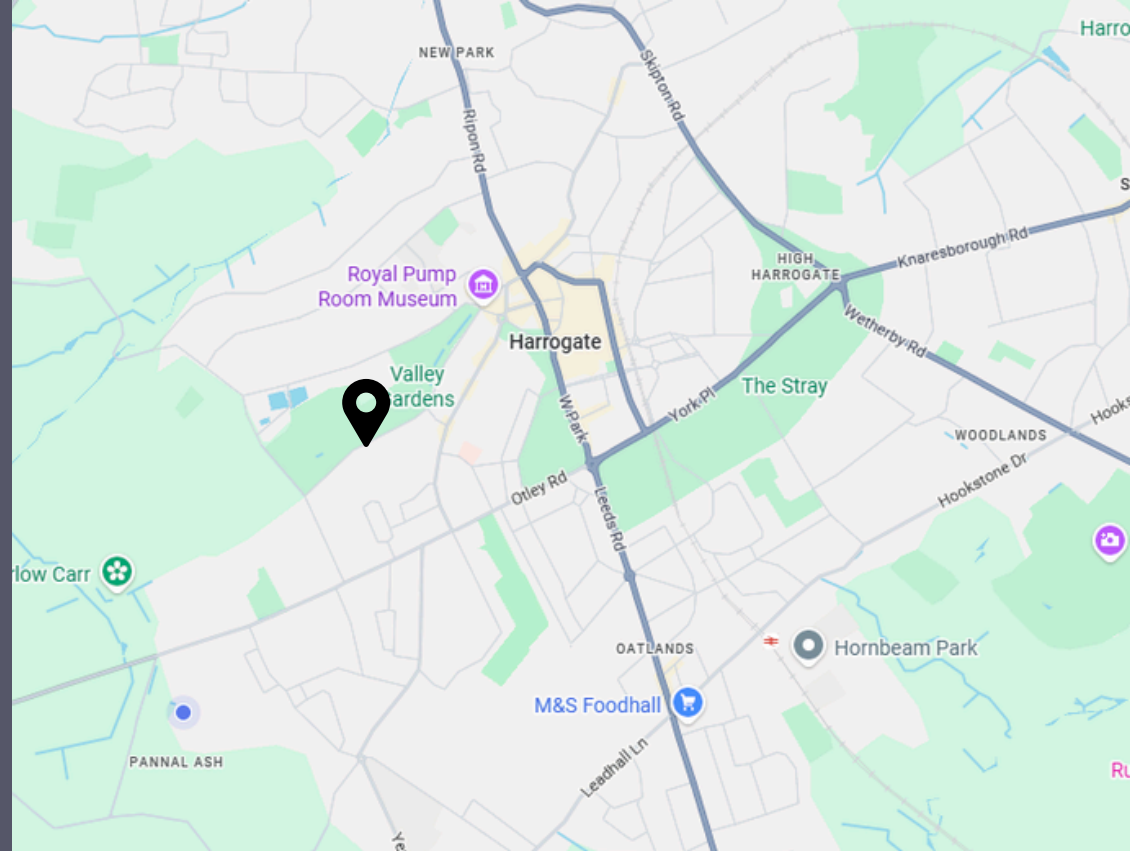
- Available on a Leasehold basis for a term of years to be agreed on a Full Repairing and Insuring Lease
- Quoting rent £140,000 per annum exclusive
- Planning Use Class C2 - home for people with learning difficulties.
- Comprising 13 self contained living accommodation with kitchenette and en suite.
- The property benefits from communal areas, canteen, commercial kitchen and staff accommodation. This has potential to be converted to additional living accommodation.
- Extending to 5,135 sq ft (477 sq m) on a NIA basis (Plans available upon request)
- Suitable for a variety of uses alternative uses including HMO, Bedsit, Co-living subject to obtaining necessary consents
- Off street parking to the rear of the property
- Grand period 3 storey building which overlooks Valley Gardens Park
- Located centrally in Harrogate town centre within close proximity of local amenities and shops



LOCATION

The property is located west of Harrogate town centre with the main shopping parades of James Street and Cambridge Street under a kilometer away.

The A61 is easily accessed and leads to Leeds southward and northbound to Ripon. The property benefits from close proximity to Harrogate train and bus station offering national connectivity.



ROAD CONNECTIONS



RAIL & AIR LINKS



DESCRIPTION

The property comprises a stunning stone built period property set in a mid terrace over 3 storeys including a basement (plans available upon request) under a slate tiled roof incorporating stone chimney stacks. Situated on the sloping Harlow Moor Drive the property overlooks Valley Gardens Park presenting inhabitants with unique views. Internally the property is separated into 13 living accommodation units with en suites and some with kitchenettes, with some recently refurbished to a modern and quality standard. Externally to the rear are a limited number of car parking spaces.

The premises have uPVC windows throughout. At ground floor level is a communal living room, staff quarters, kitchen / canteen area, food preparation facilities and W/C's. The upper floors are accessed via substantial staircases. The entire property has recently been painted and decorated. The property benefits from a wet central heating system throughout and all bedsits have an ensuite.

The property is fully FRA fire regulation compliant with external fire escape staircase to rear, fire extinguishers throughout and fire escape lighting. EPC rating of C. Asbestos Survey Report available upon request. All other compliance documents available upon request.





RENT

The quoting rent is £140,000 per annum exclusive

VAT

Rents are quoted exclusive of VAT. VAT may be applicable to the rent.

BUSINESS RATES

The property Rateable Value has been assessed TBC. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The property has an EPC certificate rating of C.

LEGAL COSTS

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



CONTACTS



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**PANTERA
PROPERTY**



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DISCLAIMER

Pantera Property for themselves and for the vendors of this property give notice that:

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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