



57A, Cold Bath Road, Harrogate
North Yorkshire, HG2 0NL

Guide Price £525,000



Description

A fabulous opportunity to secure the freehold of this mixed commercial and residential property offering excellent sized character accommodation.

Located in a sought-after residential and commercial road with a wealth of thriving independent businesses, the property comprises a ground floor commercial unit extending to approximately 650 sq ft together with a good-sized basement storage area totalling 678 sq ft, with rear access to the service lane and a detached single garage. The commercial unit is now let to North Slice on a 6-year lease from May 2025, incorporating a tenant break option at year 3, at a rent of £21,000 per annum.

In addition, there is a self-contained four-bedroom maisonette comprising entrance staircase, kitchen, living room with large window overlooking Cold Bath Road, bedroom 4/dining room, ensuite, three further double bedrooms and bathroom. There is a small private rear courtyard area as well as the garage included within the residential accommodation. The maisonette is currently vacant, providing flexibility for owner occupation or the opportunity to let and generate additional income. The estimated market rental value is in the region of £1,495 pcm.

This represents an excellent opportunity to acquire a landmark building in a thriving residential and commercial area of Harrogate. The property offers a strong investment proposition, with a potential combined income in the region of £38,940 per annum when fully let, whilst also providing flexibility for owner occupation of the residential element if required.

Terms

Freehold - The property is available to purchase freehold, subject to the existing tenancy.



QUALITY TRUST VALUE

Rateable Value £16,250.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Each party are responsible for their own associated legal costs.

Services

All mains' services are connected to the property.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

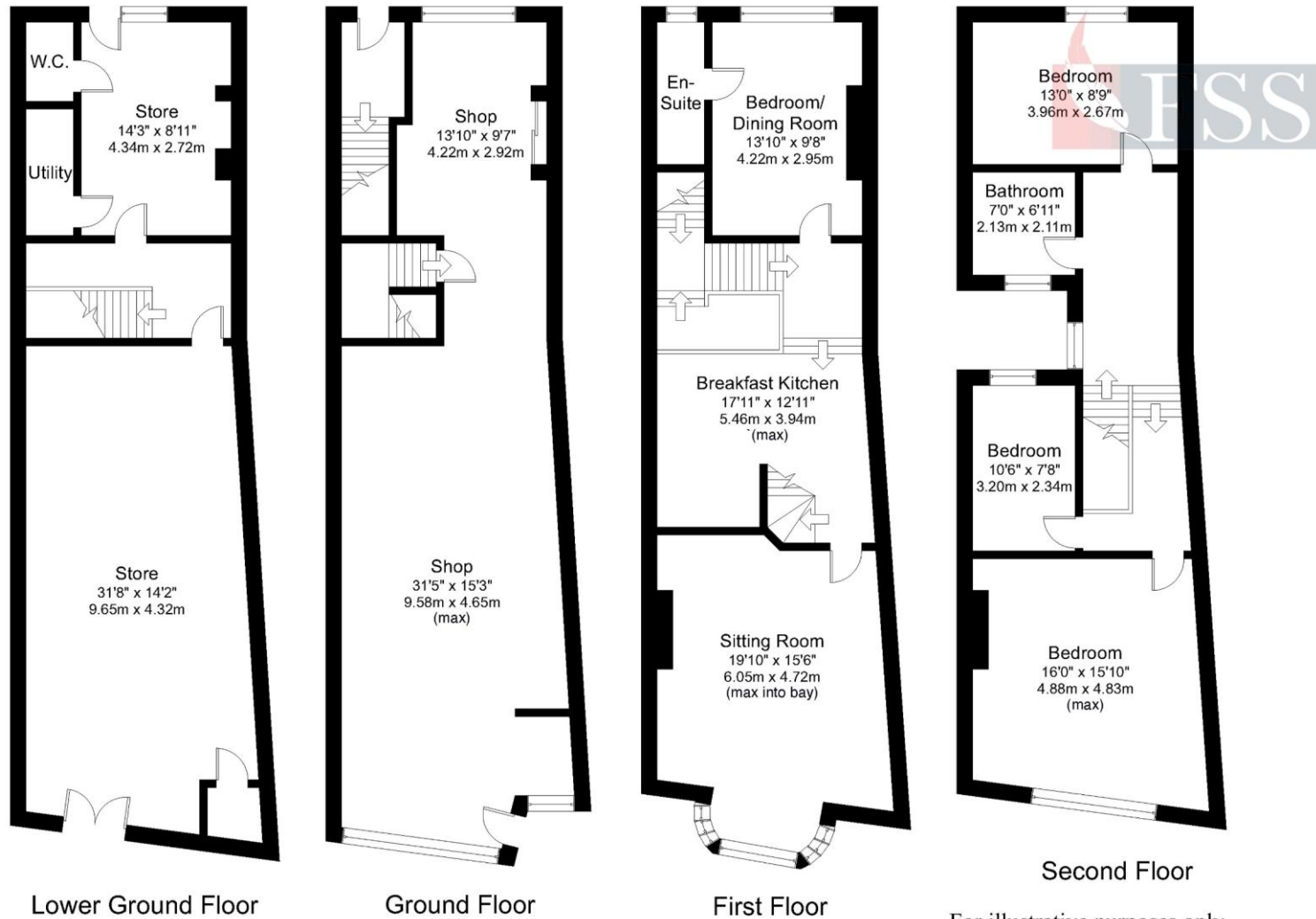












Gross internal floor area (approx.): 249.3 sq m (2,684 sq ft)

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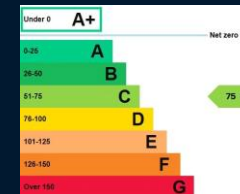
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