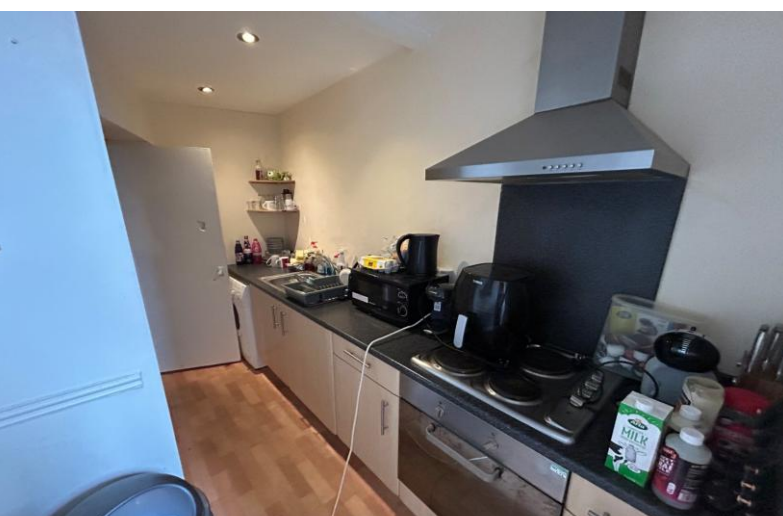


2 Knaresborough Road
Harrogate
HG2 7SP



**END-TERRACE MIXED-USE
INVESTMENT OPPORTUNITY**

£300,000

Description

An attractive end-terrace mixed-use investment property comprising a ground floor commercial unit together with two self-contained one-bedroom apartments arranged across the upper floors. Prominently positioned with good frontage, the property provides a diversified income stream from commercial, residential and advertising uses.

The ground floor commercial premises are currently let at £8,400 per annum, with the two residential apartments producing a combined rental income of £13,200 per annum. A further £2,640 per annum is generated from advertising hoarding/signage on the property, providing a total current income of £24,240 per annum.

The property is offered for sale as a fully income-producing investment at a guide price of £300,000, reflecting a gross return of approximately 8%. The combination of commercial and residential accommodation, together with the additional signage income, provides an attractive diversified investment opportunity.

Terms

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

Business Rates

Rateable Value: £6,800

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

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

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.

Services

All mains services are connected to the property.

Viewing

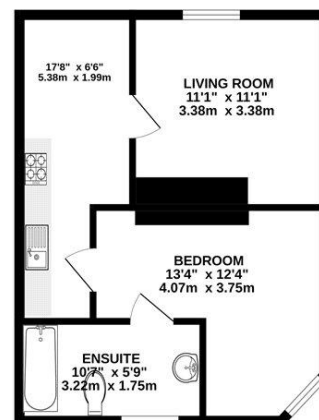
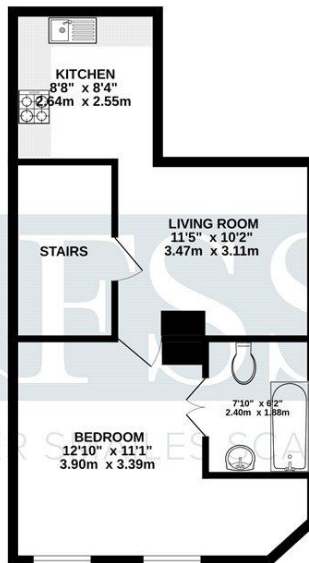
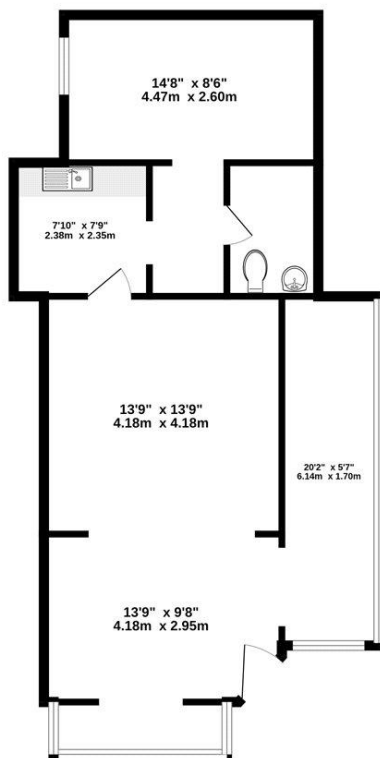
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TBC

01423 229713
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street
Harrogate
North Yorkshire
HG1 1LE

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