

Lot 27, 5 to 7 Station Parade, Harrogate,

North Yorkshire HG1 1UF

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

www.acutus.co.uk

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Property Information

Freehold Retail and Residential Investment

- Comprises 2 Shops and 4 Residential Flats
- Shops Let to Salon Novu Ltd and St Michaels Hospice
- 4 Flats Let on AST's
- Historic and Affluent Spa Town
- 200m from Victoria Shopping Centre and 250m from Harrogate Railway Station
- Nearby occupiers include Marks and Spencer, The Works, Tesco, Costa, Asda, Superdrug and an Eclectic Mix of Local Retailers

Lot

27

Auction

25th September 2024

Rent

£65,580 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles 15 miles north of Leeds, 20 miles west of York
Roads A59, A416, A658, A661, A1 (M)
Rail Harrogate Railway Station
Air Leeds Bradford Airport

Situation

Harrogate is an attractive, historic and affluent North Yorkshire spa town and among the most popular retail destinations in the UK. The town is located 15 miles north of Leeds and 20 miles west of York. The property is located centrally on Station Parade, 200m north of Victoria Shopping Centre and 250m north of Harrogate Railway Station. Nearby occupiers include Marks and Spencer, The Works, Tesco, Costa, Asda, Superdrug and an eclectic mix of local retailers.

Tenure

Freehold.

EPC

Retail at 7 Station Parade = C Flat 1 = C Flat 2 = C Flat 3 = E Flat 4 = E

Description

The property comprises two ground floor shops with four residential flats on the first and second floors.

VAT

VAT is applicable to this lot.
VAT is applicable to 7 Station Parade and Not 5 Station Parade. However, the Special Conditions of Sale provide for the sale to be treated as a Transfer Of a Going Concern (TOGC) if the Buyer qualifies.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
5 Station Parade	Ground	Retail	129.50	(1,394)	SALON NOVU LTD (CRN: 13623645) and Charlotte O' Brien (2)	5 years from 13/11/2021	£16,000	13/11/2024 (12/11/2024)
7 Station Parade	Ground	Retail	85.65	(922)	NORTH YORKSHIRE HOSPICE CARE (CRN 02121179 and Charity no 518905) t/a ST MICHAEL'S (3)	5 years from 27/07/2022 (4)	£14,000	27/01/2025 (26/07/2027)
Flat 1	First	Flat	-	-	2 x Individuals	Let on an Assured Shorthold Tenancy for a term of 12 months from 5th October 2023	£9,600	-
Flat 2	Second	Flat	-	-	An Individual	Let on an Assured Shorthold Tenancy for a term of 6 months from 10th August 2024	£8,700 (5)	
Flat 3	First	Flat	-	-	An Individual	Let on an Assured Shorthold Tenancy for a term of 6 months from 29th July 2024	£9,780 (5)	
Flat 4	Second	Flat	-	-	An Individual	Let on an Assured Shorthold Tenancy for a term of 12 months from 13th August 2024	£7,500	
Total Approximate Commercial Floor Area		Flat	215.15	(2,316)			£65,580	

(1) The floor areas above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/52141105>)

(2) SALON NOVU LTD (CRN: 13623645) was incorporated in September 2021. Further information about Salon Novu can be found at www.novuharrogate.co.uk

(3) North Yorkshire Hospice Care (02121179) t/a Saint Michael's is the local hospice care charity supporting people affected by terminal illness across the Harrogate district. Further information on Saint Michael's Hospice can be found at www.saintmichaelsospice.org. For the year ending 31st March 2023 North Yorkshire Hospice Care (02121179) reported (Source: Trustees' Report and Finance Statements as Published at Companies House.

(4) As to the Retail unit at 7 Station Parade, the lease provides a tenant option to determine the lease on 27th January 2025 on not less than 6 months written notice.

(5) As to Flats 2 and 3 the rents stated above have been annualised.

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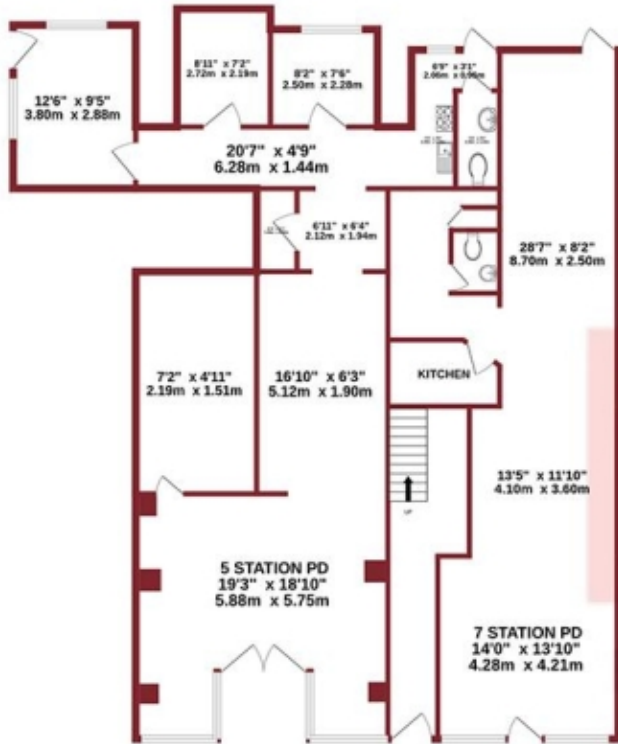
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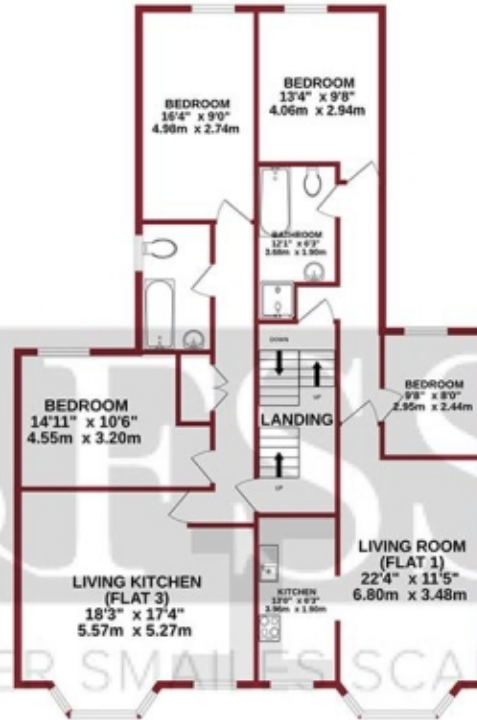
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GROUND FLOOR
1963 sq.ft. (182.3 sq.m.) approx.



1ST FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



2ND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 4718 sq.ft. (438.3 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

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2024