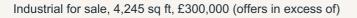


# FOR SALE Rear of 59/61/63a Leeds Road

59-61 Leeds Road, Harrogate, North Yorkshire HG2 8BE



To request a viewing call us on (01423) 547313 For more information visit https://realla.co/m/29827-rear-of-59-61-63a-leeds-road-59-61-leeds-road



Peter Rawnsley pr@montpellierproperty.com

Helen Cox-Rawnsley hcr@montpellierproperty.com



# Industrial Premises For Sale near Harrogate town centre

The premises are situated behind the main Leeds Road retail parade (A61) near Mount Street and Gladstone Street, close to the intersection at Nidd Vale Corner (the site of Marks and Spencer), approximately 1 mile south of Harrogate Town Centre.

The property comprises a series of brick built stores/garages and workshops with first floor storage to part of the property.

We understand the property has been used as a combination of workshops, garaging and storage for many years. The property does have potential for redevelopment either as existing or with adjoining premises subject to obtaining the local authority consents.

The premises are located close to Harrogate, approximately 15 miles north of Leeds, 20 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford Airport. Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 67,500 with a catchment population in the order of 50,000 within a 40 minute drive time, within which there is a high socio-economic profile.

### **Highlights**

- A combination of brick built stores/garages/workshops
- Benefits from a yard area and also a parking/loading area.
- Held on a freehold title with full vacant possession on completion.
- See site area details in Montpellier Brochure (Media Store Section)

#### **Property details**

Price	£300,000 (offers in excess of)	
Building type	Industrial	
Rates detail	We have been unable to ascertain the rateable value from the Valuation Office website.	
VAT	We understand the property is not elected for VAT and therefore VAT will not be applicable	
Tenure	Freehold	
Deal type	Vacant possession	
Size	4,245 sq ft	
Size (GIA)	4,245 sq ft	

	Unit	Floor	Size sq ft
	Stores/garages/workshops	Ground Floor	2,455
	Stores/garages/workshops	First Floor	1,790
	Total	4,245	

\* All sizes GIA



# More information

#### Visit microsite

https://realla.co/m/29827-rear-of-59-61-63a-leeds-road-59-61-leeds-road

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## **Contact us**

Montpellier Property Consultants 10 Montpellier Street, Harrogate, North Yorkshire HG1 2TQ I www.montpellierproperty.com/ (01423) 547313 I info@montpellierproperty.com I @MontpellierProp Peter Rawnsley

Montpellier Property Consultants 01423 547912 pr@montpellierproperty.com

Helen Cox-Rawnsley Montpellier Property Consultants € 01423547313 ■ hcr@montpellierproperty.com

Quote reference: RENT-29077 For Viewings & Further Information, Please Contact Our Agents: Montpellier Property Consultants - Peter Rawnsley & Helen Cox Rawnsley

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