



FOR SALE

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

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



Industrial for sale, 4,245 sq ft, £300,000 (offers in excess of)

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>

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## 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

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

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

\* All sizes GIA



### More information

[Visit microsite](#)

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### Contact us

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Quote reference: RENT-29077

For Viewings & Further Information, Please  
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