

# For Sale

## 7 Cambridge Crescent, Harrogate, HG1 1PH



08449 02 03 04 avisonyoung.co.uk/14146

## **Description**

The property was formerly utilised as a bank and extends over basement, ground, first, second and third floors. The building would suit a variety of uses (subject to planning).

## Accommodation

The premises provide the following approximate net internal floor areas:

Basement	52m²	563ft²
Ground Floor	145m²	1,557ft²
First Floor	51m²	547ft²
Second Floor	76m²	822ft²
Third Floor	73m²	787ft²
Total	397m²	4,276ft²

### VAT

VAT, if applicable will be charged at the standard rate.

## Legal costs

Each party is to be liable for their own legal costs incurred as a result of the transaction.

## Sale Price

The property is available freehold at offers in excess of £800,000. The property will be sold by informal tender post viewing day which will be organised in due course.

#### **Business Rates**

We understand that the property is assessed as follows:

Rateable Value: £79,500 UBR (2018/19): £0.493

Interested parties should make their own enquiries with the Local Authority to verify this information.

## **EPC**

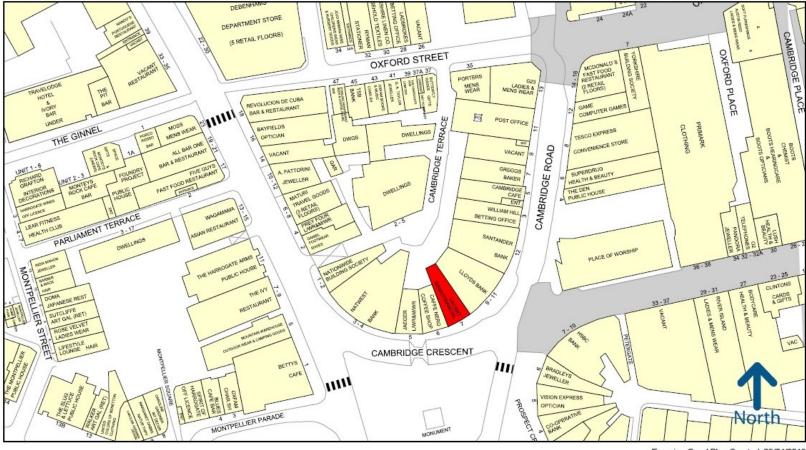
The property has an EPC rating of D98. A energy performance certificate can be made available on request.

For further information please contact:

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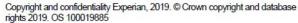
### Jessica Hawes

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Name

Experian Goad Plan Created: 29/04/2019 Created By: GVA

50 metres



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Map data

22 Ganton Street, London WTF /FD

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