

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	52m ²	563ft ²
Ground Floor	145m ²	1,557ft ²
First Floor	51m ²	547ft ²
Second Floor	76m ²	822ft ²
Third Floor	73m ²	787ft ²
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:

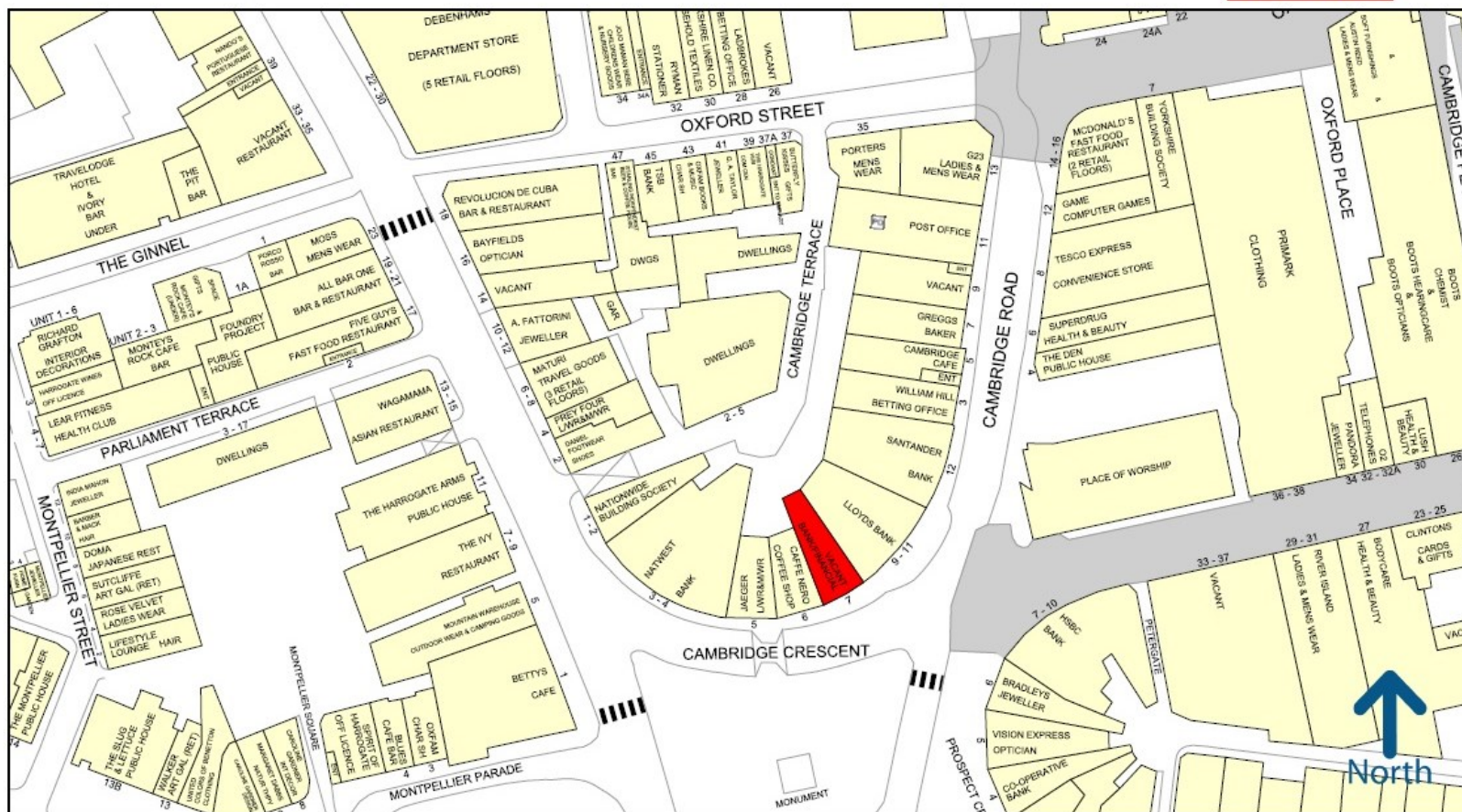
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Name



50 metres

Experian Goad Plan Created: 29/04/2019

Created By: GVA



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