

**FREEHOLD COMMERCIAL  
INVESTMENT**

**FOR SALE**

**GAVINBLACK**  
— & PARTNERS —



## **69/71 LEEDS ROAD, HARROGATE, NORTH YORKSHIRE, HG2 8BE**

---

- Located within popular neighbourhood parade in the affluent spa town of Harrogate.
- Current income £34,000 per annum.
- Unexpired term of six years.
- Offers invited in excess of £450,000 subject to contract reflecting a net initial yield of 7.25%.

### **CONTACT**

**Martyn Collins**  
[martyn.collins@gavinblack.co.uk](mailto:martyn.collins@gavinblack.co.uk)

**184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777**

**LOCATION**

Harrogate is an affluent spa town in North Yorkshire, located approximately 17 miles north of Leeds and 22 miles west of York. The town is a popular tourist destination and is renowned for its Victorian Turkish Baths, tea shops and Harrogate International Conference Centre.

The town is served by the A61 which links Leeds to Thirsk and the A59 to York.

The subject property is located to the south of Harrogate Town Centre and fronts onto Leeds Road, the A61, one of the main arterial roads into the town. The property forms part of a busy neighbourhood shopping parade with notable occupiers including a Co-operative Supermarket, Sainsbury's Local, Bath Store and a M&S Simply Food.

**DESCRIPTION**

The property comprises a double fronted retail unit which trades as The Curry Counter. The occupier business is a deli, café and takeaway. The interior has been recently refurbished and is finished to a good standard with a café, storage and w.c facilities at ground floor level with an office and store room on the first floor.

Externally there is a yard area to the rear with space for two cars.

**ACCOMMODATION**

The net internal areas are as follows:

Floor	Description	M2	Sq Ft
Ground	Sales/Kitchen	92.01	990
First	Ancillary	23.76	256
<b>Total</b>		<b>115.77</b>	<b>1,246</b>

The property occupies a site extending to approximately 0.017 hectares (0.043 acres).

**RATEABLE VALUE**

The Rateable Value appearing in the 2017 Rating List is £31,500.

**TENURE**

The property is held freehold.

**TENANCIES**

The property is let for a term of 10 years from the 26<sup>th</sup> August 2013 to Farah Haq, on assignment from Café Culture Harrogate Limited (guaranteed by Graham and Glenda Carter). The lease is drawn on full repairing and insuring terms, subject to a schedule of condition. The passing rent is £34,000 per annum which is due for review (in an upwards only direction) on the 26<sup>th</sup> August 2018.

There is a mutual break option also on the 26<sup>th</sup> August 2018 however the tenants option lapsed following the assignment to the current tenant, Farah Haq.

**ENERGY PERFORMANCE CERTIFICATE**

The property has a rating of 76 and is within Band D. A copy of the certificate is available on request.

**TERMS**

Offers in excess of £450,000 (subject to contract) are invited for the freehold interest. This will show a purchaser a net initial yield of 7.25% allowing for purchasers costs at 4.47%.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**LEGAL COSTS**

Each party is to be responsible for their own costs in the transaction.

**VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

**VIEWING**

Strictly by appointment with the Sole Agents Gavin Black & Partners.



