FREEHOLD COMMERCIAL INVESTMENT







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

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

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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
Total		115.77	1,246

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 26th 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 26th August 2018.

There is a mutual break option also on the 26th 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.

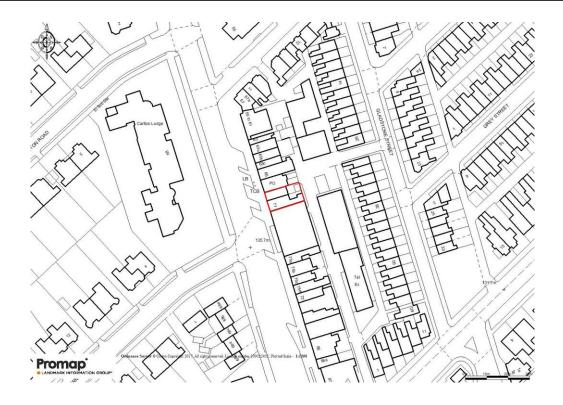
VAT

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.

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Discisimer. These brief perfouses have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should wrify the particulars on your visit to the property and the particulars do not obviste the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission is these particulars.