

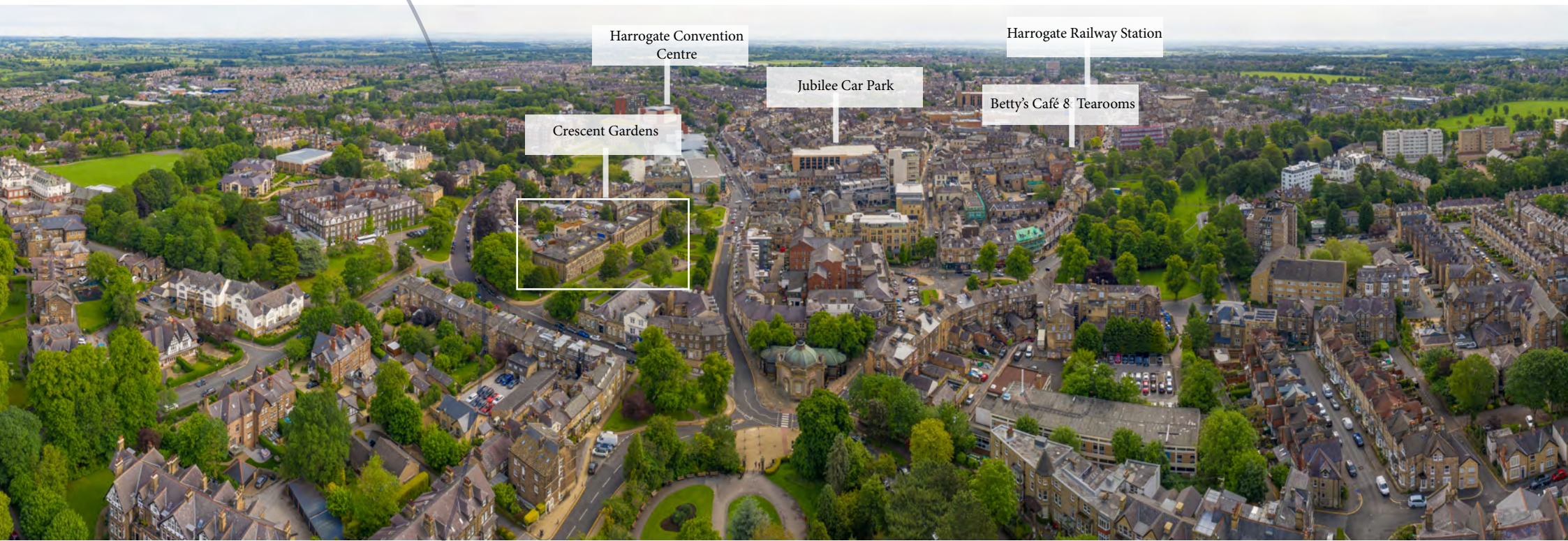


Sanderson
Weatherall

Iconic building for sale in Harrogate

CRESCENT GARDENS

Harrogate, HG1 2SG



HARROGATE

Harrogate is a prosperous spa town in North Yorkshire and situated at the geographical centre of the UK. In addition to a daily rail service to London Kings Cross, Harrogate is conveniently situated approx. 15 miles North of Leeds, 20 miles West of York and 10 miles from Leeds Bradford Airport.

Harrogate, gateway to the Yorkshire Dales National Park, has a population in excess of 75,000 and a working-age population of almost 3 million lies within 1 hours drive. It is home to leading businesses such as Taylors of Harrogate, Vocalink, Covance and Reed Boardall and forms part of Leeds City Region which has a £66.50 billion economy. Key facts on the town include:

- Harrogate District has a £3.85 billion economy (GVA) and is home to 9,200 businesses.
- Nine Universities within an hours drive
- Internationally recognised Conference & Exhibition Centre
- Buoyant Residential market
- Voted the happiest place to live in the UK 3 years in a row by a Rightmove survey (2013-2015)
- Host to major world sporting events such as Tour de France (2014), Tour de Yorkshire (2017) and UCI World Road Race Championships (2019)

CRESCENT GARDENS

Crescent Gardens represents a prime redevelopment/refurbishment opportunity in the centre of Harrogate. It is an iconic building located within the town centre conservation area and situated at the bottom of Parliament Street adjacent to the Harrogate Convention Centre. It lies close to Valley Gardens and opposite the Royal Baths.

Originally constructed in the late 18th century as the Victoria Baths, the building was used as Council offices from the 1930's until late 2017 and is an attractive, three storey Georgian style property extending to approx. 37,900 sq ft (GIA) on a site of approx. 1 acre.

The building has the benefit of 11 dedicated surface car parking spaces which are situated immediately adjacent to the building on the corner of Crescent Gardens and Swan Road with a further 32 car spaces (currently Public pay and display parking) on an area of land opposite known as the "Shelf".

Gross Internal Area (approx)	sq m	sq ft
Second floor	198.40	2,136
First floor	1,581.34	17,022
Ground floor	1,557.78	16,768
Basement	181.44	1,953
Total	3,518.96	37,879

Car Parking:

Crescent Gardens: 11 spaces

The Shelf: 32 spaces

Site Area:

Crescent Gardens: 0.35 ha / 0.9 acres

The Shelf: 0.05 ha / 0.12 acres





Planning

Crescent Gardens is not listed but is located within the town centre boundary and conservation area and is considered to be of Heritage significance. The property is vacant and was previously used as Council Offices and deemed to be in sui generis use. The property is located in an area of mixed commercial & residential uses and the building (subject to planning) may be suitable for a variety of alternative uses including offices, hotel & leisure and residential.

There is also the potential, subject to planning, to increase the density of the building within the existing footprint by developing and extending the third floor accommodation to form an additional floor behind the existing parapet wall.

A copy of the planning brief is available in the data room.

Tenure - Freehold

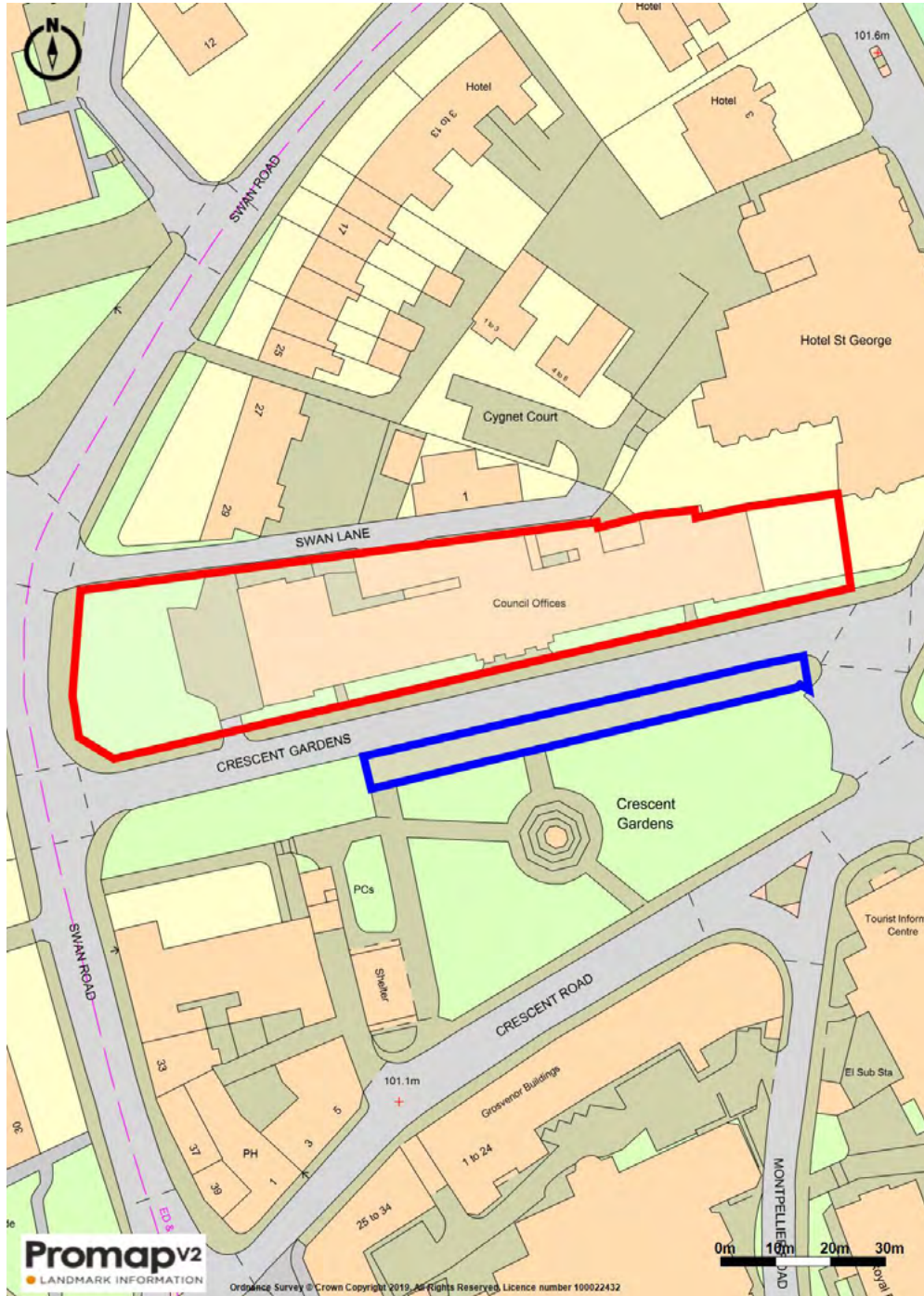
The property is shown edged red (building) and blue (the Shelf) on the plan overleaf and is subject to a lease over part of the garden adjoining the property.

Proposal

The Vendor is inviting offers for the property on a conditional and unconditional basis.



THE OPPORTUNITY



LOCATION

Crescent Gardens is located within walking distance to many of Harrogate's world class shops, bars and restaurants, hotels, amenities and transport links, including:

- Bettys Café & Tearooms
- The Railway and Bus Station
- The Convention Centre
- The Stray
- Harrogate Turkish Bath & Health Spa
- Royal Pump Room Museum
- The Victoria Shopping Centre
- Sotheby's
- Weetons
- Hotel du Vin
- Valley Gardens
- Gino D'Acampo



FURTHER INFORMATION

For further information, planning brief, existing building plans, title plans & documents, tenancies and EPC please visit sw.co.uk

A series of initial viewing days will be arranged. For more information please contact:

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