

COMMERCIAL PROPERTY INVESTMENT - FOR SALE



- Prime Central Location
- Current Income:
£50,000 p.a.
- Potential Income:
£65,000 p.a.
- Vacant High Spec Upper
Floor Offices
- Potential Conversion Of
Upper Floors STP

13 & 13a OXFORD STREET
18 CAMBRIDGE PLACE
HARROGATE
HG1 1PY

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Description

The property comprises tenanted ground floor and part rear first floor retail with separately accessed, vacant duplex offices on the uppers at the front. The property is located in central Harrogate at the corner of Oxford Street and Cambridge Place adjacent to the M&S Foodhall and in close proximity to the Victoria Shopping Centre.

The retail shop is let to Games Crusade at a rental of £50,000 per annum for a period of 7 years from April 2024 with a tenant break option at year 3.

The upper floor offices are currently vacant but are fitted out to a high specification and as is evident from the internal photographs would be an easy conversion to residential STP.

Rateable Values

13/13a Oxford Street – Shop & Premises - £35,000

1st & 2nd Floor Oxford Street – Office & Premises - £12,500

The current uniform business rate for properties with an RV less than £51,000 is 0.499.

EPC

13 Oxford Street – B36

13a Oxford Street – D99

Planning

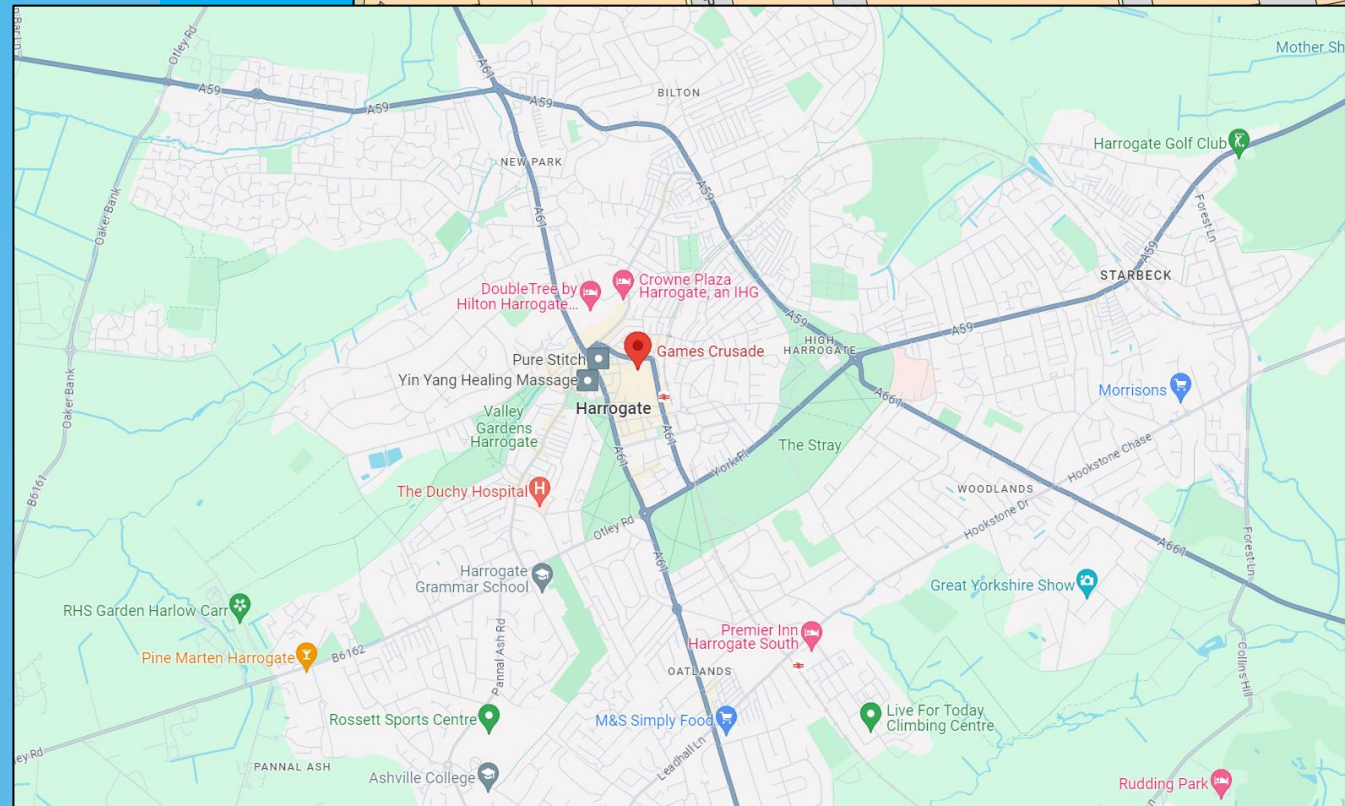
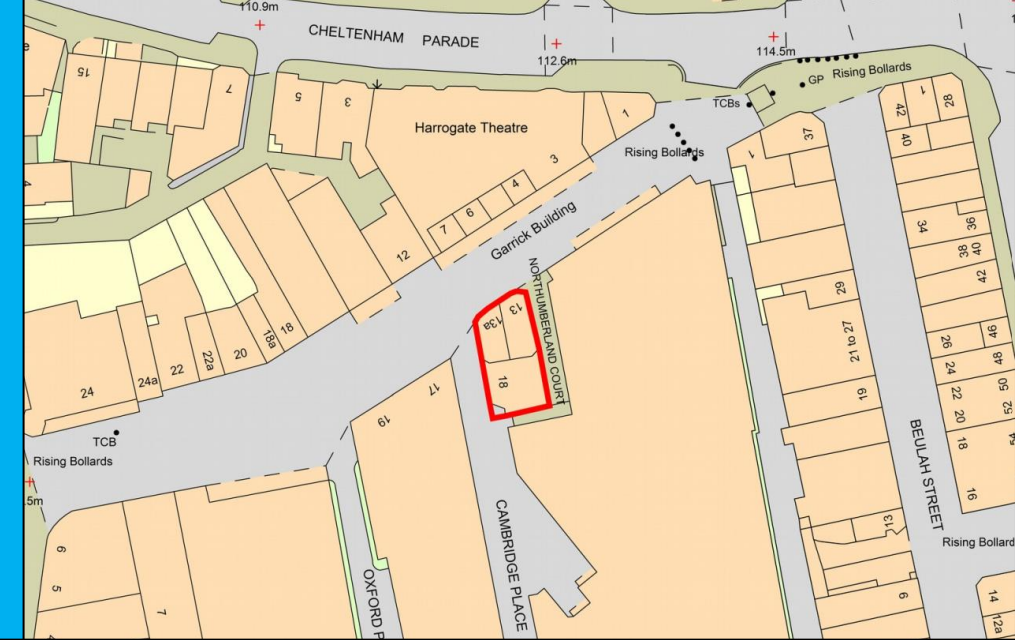
We recommend that interested parties make their own enquiries with North Yorkshire Council on this - 0300 131 231 or complete and online enquiry [Contact us - North Yorkshire Council Customer Portal](#)

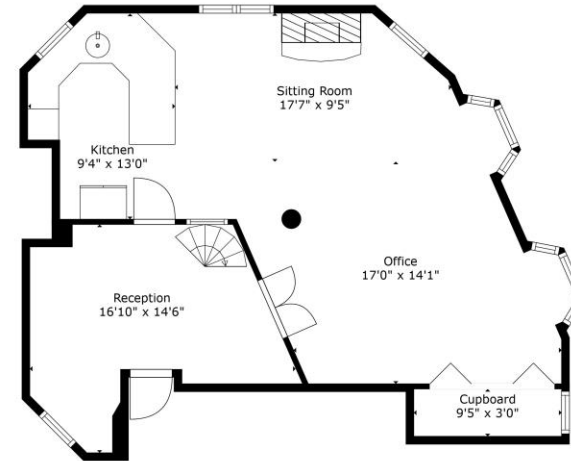
Tenure – Freehold

Terms – Offers are invited for the freehold interest at a guide price of £800,000 Exc.

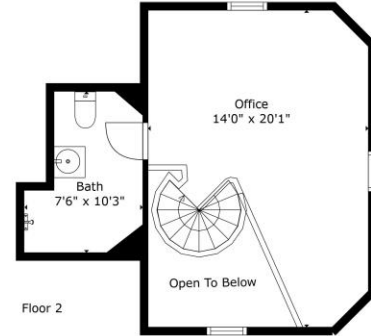
Viewing - Strictly by appointment – 07841470654 / james@malcolm-stuart.com

VAT – We understand that the property is not opted for tax





Floor 1



Floor 2

TOTAL: 926 sq. ft.
 Below Ground: 721 sq. ft, FLOOR 2: 205 sq. ft
 EXCLUDED AREAS: EMBEDDED WINDOW: 18 sq. ft, OPEN TO BELOW: 46 sq. ft, LOW CEILING: 92 sq. ft
 Measurements Are Calculated By Cubicasa Technology, Deemed Highly Reliable But Not Guaranteed.



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared June 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.