

# The Exchange Building, Rear Gladstone Street, Harrogate, HG2 8DF



APPROXIMATELY 689 SQ FT

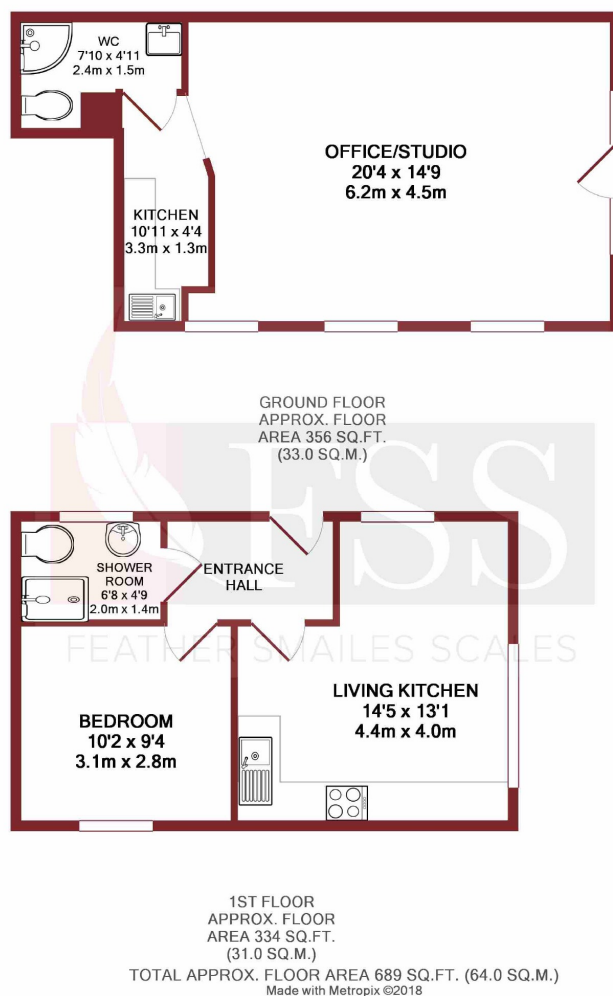
## Description

An opportunity to purchase a self contained and mixed use building behind Leeds Road on the South side of Harrogate. The premises offer a commercial office/studio space on the ground floor currently let to Smile Designs Dental laboratory although will be coming vacant shortly.

The first floor offers a 1 bedroom apartment currently let at £550 per month which expires on the 26th July. The premises would suit a variety of purposes including an ideal investment opportunity with a rental potential of approximately £12,500 Per Annum when fully let. Alternatively the property would suit an owner occupier.

**OFFICE/STUDIO WITH FLAT  
ABOVE**

**£180,000**



## Location

Rear Gladstone Street is set to the west of Gladstone Street which lies just to the east of the A61 Leeds Road. The premises are located to the rear of the Leeds Road shopping Parade and close to the M&S food hall.

## Tenure

The premises are available to buy freehold with the benefit of the existing lease or with vacant possession.

## Rateable Value:

Rateable Value: £4,200

Uniform Business Rate for 2016/17 £0.497.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211

## Services

All mains services are connected to the property. Some units will benefit from gas central heating.

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