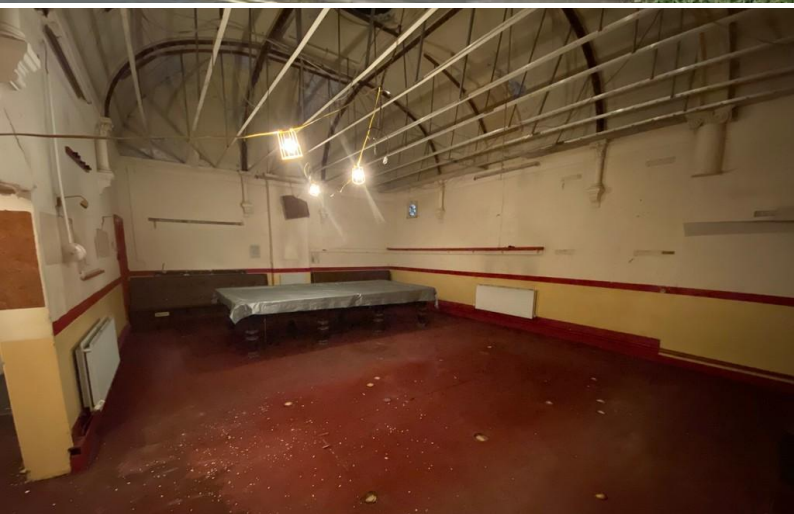


Home Guard Club, 4 Belford Road,
Harrogate, HG1 1JA



£500,000

Description

An interesting and infrequent opportunity to acquire this substantial corner site located within a much sought-after mixed commercial and residential neighbourhood.

This former Home Guard club with a floor area of nearly 2700 sq ft, plus large basement and double eaves height to the first floor, is now in need of extensive modernisation and repair, or complete demolition and rebuild subject to obtaining the necessary planning consents.

There is an outdoor area suited to parking or garden space.

The site could be redeveloped to create excellent residential accommodation, or indeed utilised for commercial purposes if deemed viable.

Rarely does such a prominent freehold town centre site become available on the market, it is sure to generate good levels of interest.

Location

Set within Harrogate town centre just off the West Park Stray and tree-lined Victoria Avenue, Shops, restaurants, bars and offices are within level walking distance, as are numerous high quality residential properties within 200 m of this site. The bus and railway station are ideally placed for the commuter and the property is next door to the renowned St Peters Junior and infant school.

Tenure

Freehold.

Services

Electricity and gas connected to the building as is mains water.

Viewing

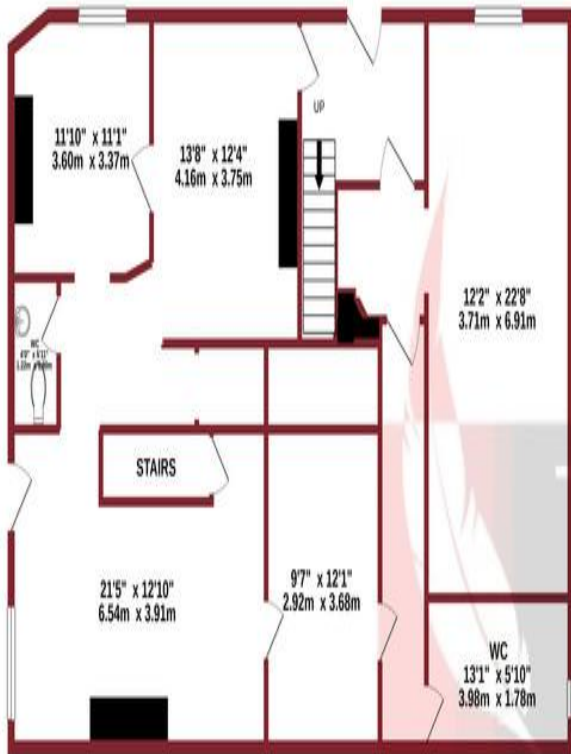
Strictly by appointment, interested parties should be aware the property is in a dilapidated condition and wear appropriate clothing and be careful at all times when viewing the property.

Agent Note

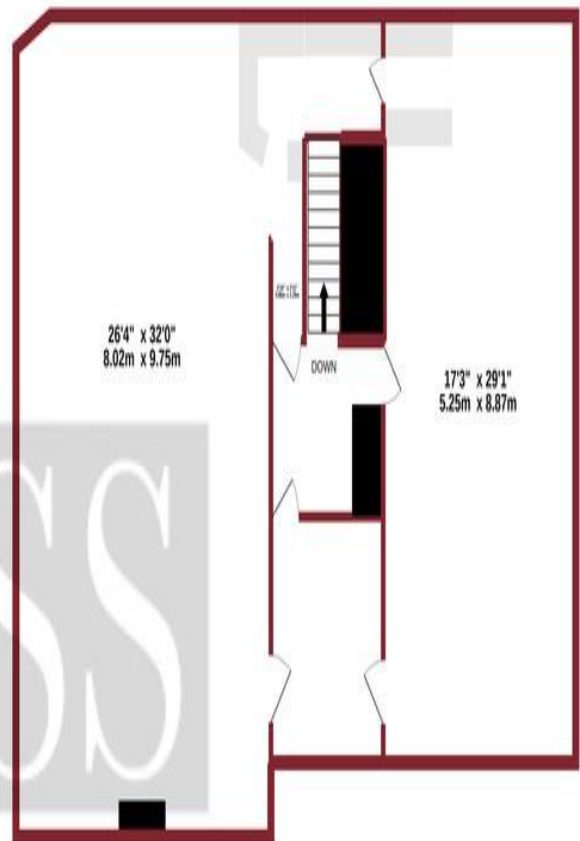
We understand there is no current planning consent for change of use, the vendor is willing to discuss a potential purchasers plans for the property and will consider offers subject to obtaining planning approval.



GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
1388 sq.ft. (129.0 sq.m.) approx.



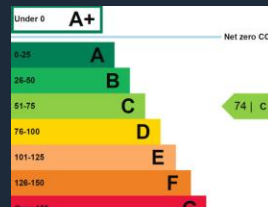
FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2697 sq.ft. (250.6 sq.m.) approx.

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