



# Alvera Court Hotel, 76 Kings Road

Guide Price £1,150,000



# MYRINGS

Harrogate's Family Estate Agent



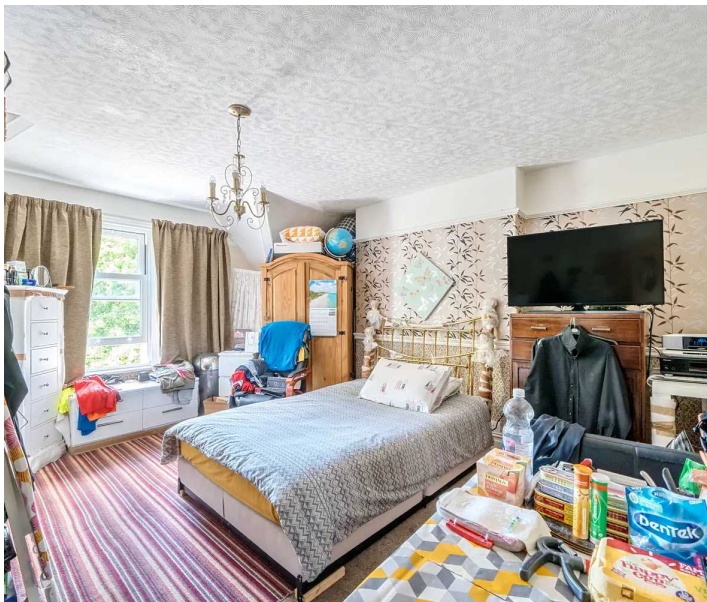
## Alvera Court Hotel

76 Kings Road, Harrogate

An extremely rare opportunity to purchase this substantial Victorian former guest house in the heart of Harrogate's town centre. The property is currently a successful HMO grossing over £81,000 p/a and has enormous potential to further develop or convert into luxury apartments or back to a guest house if desired.

Tenure: Freehold

- EXTREMELY RARE OPPORTUNITY TO PURCHASE SUBSTANTIAL VICTORIAN FREEHOLD BUILDING
- OVER 5000 SQUARE FEET OF ACCOMMODATION
- HEART OF TOWN CENTRE
- FORMER GUEST HOUSE CURRENTLY AN HMO GROSSING OVER £80,000 P/A
- PARKING AREA AND WELL-TENDED GARDENS
- A GOOD INVESTMENT PROPERTY WITH POTENTIAL FOR CONVERSION INTO LUXURY APARTMENTS IF DESIRED



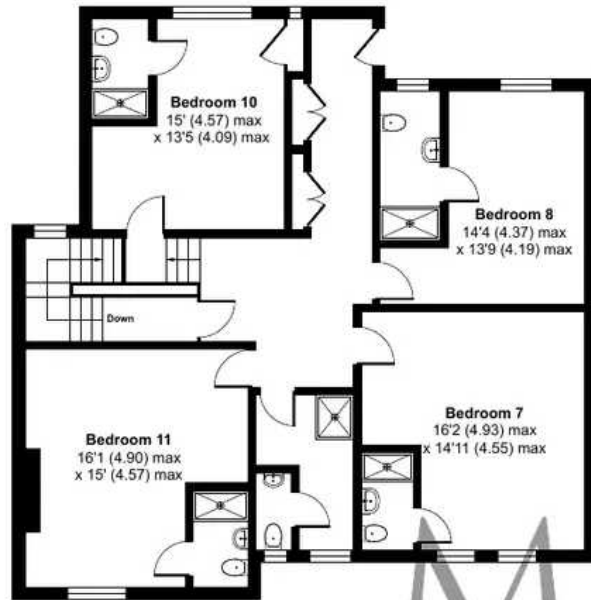
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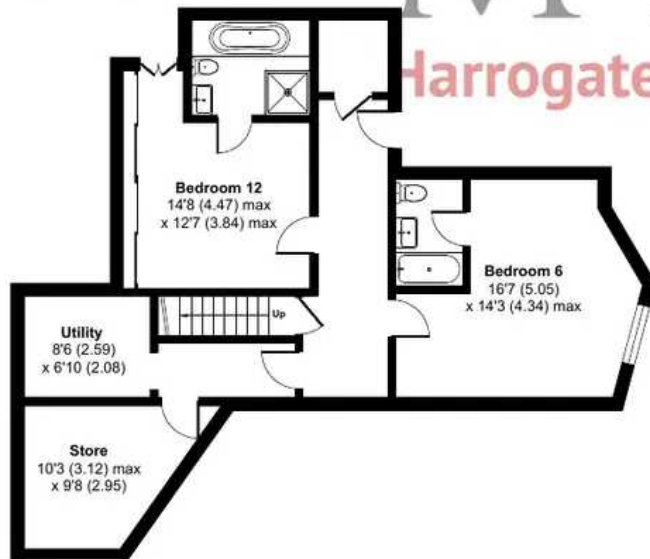
# Kings Road, Harrogate, HG1

Approximate Area = 5051 sq ft / 469.2 sq m

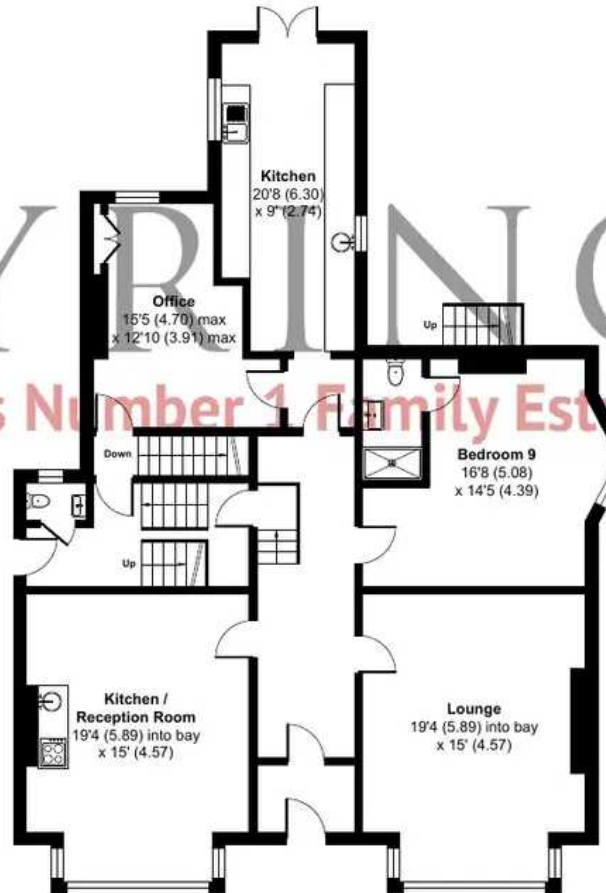
For identification only - Not to scale



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR







## Myrings Estate Agents

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