



12 East Parade, Harrogate, North Yorkshire, HG1 5LT

£530,000

Guide Price

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12 East Parade is a substantial end-of-terrace Victorian stone-fronted property providing generous accommodation extending to over 4500 square feet, situated in the heart of Harrogate town centre.

The property is currently used as a commercial premises, but now offers excellent potential for development into residential flats or a single dwelling, subject to obtaining the necessary consents. The substantial accommodation is arranged over four levels and includes basement storerooms on the lower ground floor, various rooms on the ground floor currently used as sales areas and storage, together with additional large rooms on the upper two floors used as office and storage areas currently with WC and bathroom facilities. To the rear of the property there is a single-storey garage extension.

The property is situated in the heart of Harrogate town centre within just a few minutes' walk of the railway station. Available freehold with vacant possession.





The accommodation briefly comprises -

GROUND FLOOR

There are three large rooms on the ground floor used as a sales area and storage. To the rear there is a single-storey garage extension.

FIRST FLOOR

Various rooms, including a large room to the front of the property with bay window and WC facilities.

SECOND FLOOR

Four further rooms on the second floor and a bathroom.

LOWER GROUND FLOOR

Various basement rooms, providing useful storage space.

LOCATION

The property is situated on the northern section of East Parade, close to its junction with Bower Road and Dragon Parade, on the eastern side of the railway line, very close to the town centre. Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York and 11 miles west of the A1(M) and 9 miles from Leeds Bradford Airport. Harrogate is one of the largest commercial centres in North Yorkshire and has the leading conference and exhibition centre in the north of England. The population of wards making up the Harrogate town district is approximately 76,800.

Tenure - Freehold





Total Area: 421.6 m² ... 4538 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk