4 CHELTENHAM CRESCENT
HARROGATE
HG1 1DQ

Retail / Restaurant Unit
Or Conversion Opportunity

- Standalone attractive building
- Dedicated car parking
- Consent granted for residential conversion
LOCATION
The property is prominently situated on Cheltenham Crescent in the centre of Harrogate, just down from the junction with the pedestrianised Oxford Street.

Within the immediate vicinity there are a number of bars and restaurants including Le Bistrot Pierre, Sukhothai, Jinnah and The Harrogate Brasserie.

DESCRIPTION
The property comprises a prominent detached former menswear and ladies wear shop providing retail/restaurant accommodation over lower ground and ground floors. The property benefits from three car parking spaces to the rear and a small stand alone garage.

Our clients have secured Planning Permission for the conversion of the upper floors into two flats and an A1/A3 consent for the ground/lower ground floors. The garage has also been granted permission for conversion to residential use.

We are marketing the site from a commercial perspective To Let however consideration would be given towards the sale of the site with the benefit of Planning Permission.

TERMS
The property is available To Let / May sell.

ACCOMMODATION

<table>
<thead>
<tr>
<th>ACCOMMODATION</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Rear</td>
<td>181</td>
<td>16.81</td>
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<tr>
<td>Ground Floor</td>
<td>691</td>
<td>64.19</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>770</td>
<td>71.53</td>
</tr>
<tr>
<td>First Floor</td>
<td>705</td>
<td>65.53</td>
</tr>
<tr>
<td>Second Floor</td>
<td>665</td>
<td>61.76</td>
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<tr>
<td>TOTALS</td>
<td>3,012</td>
<td>279.82</td>
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</tbody>
</table>

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RATEABLE VALUE
Rateable Value: £26,000
Estimated Rates Payable (April 2015/16): £13,667.50
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC
EPC: Band C with a rating of 64
Full EPC report available on request.

CONTACT DETAILS
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