

Heaney  
Micklethwaite

Commercial Property Consultants

## INVESTMENT FOR SALE



24 BEULAH STREET, HARROGATE HG1 1QH  
AND  
48 STATION PARADE, HARROGATE HG1 1TX

## 24 Beulah Street, Harrogate and 48 Station Parade, Harrogate

### LOCATION:

The property is located on Beulah Street in Harrogate town centre and benefits from a frontage to Station Parade. Beulah Street is a pedestrianised shopping street with a number of independent and national occupiers including Specsavers, Costa Coffee, Blue Cross and Cancer Research. Station Parade is a principle vehicular route through the town with the Bus and Railway Station being situated there.

### DESCRIPTION:

The property comprises a three storey stone built shop property under a slate roof in a parade of similar buildings. The premises benefit from frontages to both Beulah Street and Station Parade. The property was substantially rebuilt in 2020 which included a new roof, new floors, new window frames, new services, replastering and decorating.

### ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

#### 24 Beulah Street

Ground Floor Shop	478 sq ft	44.4 sqm
Basement	587 sq ft	54.5 sqm
Toilet and Kitchen		

#### 48 Station Parade, Harrogate

Ground Floor	90 sq ft	8.4 sqm
First Floor	518 sq ft	48.1 sqm
Second Floor	485 sq ft	45.0 sqm

### TENURE:

Freehold subject to the occupational leases.

### LEASE TERMS:

#### 24 Beulah Street

The property is let to a Nail and Beauty shop for a term of 5 years from 13 July 2021 at a rent of £24,000 per annum rising to £25,000 on 13 July 2025. There was a tenant break on 13 July 2024 which was not exercised. The lease is on full repairing and insuring terms.



**24 Beulah Street, Harrogate and 48 Station Parade, Harrogate**

**43 Station Parade**

The property is let to Otie & Iris Limited with a guarantor as a Hair, Beauty and Aesthetics Salon for a term of 5 years from 29 September 2023 at a rent of £14,000 per annum with a rent review on 29 September 2026. There is a tenant break on 29 September 2026. The lease is on full repairing and insuring terms.

**PURCHASE PRICE:**

Offers in the region of £500,000 are invited.

**VAT:**

The property is registered for VAT.

**ANTI-MONEY LAUNDERING:**

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors

**VIEWING:**

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY  
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

# Energy performance certificate (EPC)

24 Beulah Street HARROGATE HG1 1QH	Energy rating <b>E</b>	Valid until: 24 July 2026
		Certificate number: 0095-2638-7030-9600-2603

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	229 square metres

## Rules on letting this property

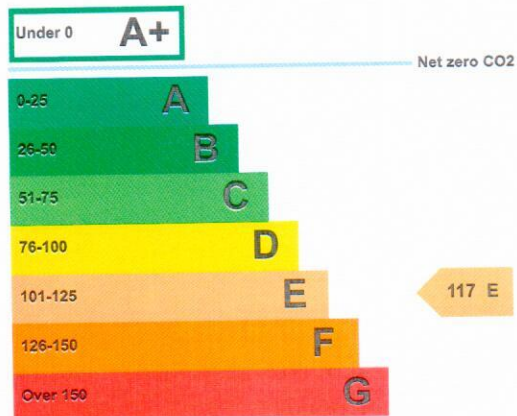
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	84 D

# Energy performance certificate (EPC)

48 Station Parade HARROGATE HG1 1TX	Energy rating	Valid until:	24 February 2026
	<b>E</b>	Certificate number:	0220-1973-0386-4580-9030

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	149 square metres

## Rules on letting this property

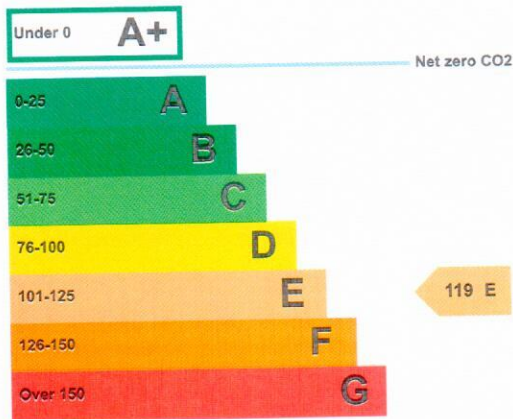
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## How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	90 D