FOR SALE

Prime Motor Dealership/ Redevelopment Opportunity

Knaresborough Road, Harrogate HG2 7LU

Prominent motor dealership facility
Extensive parking and display provision
2,291 sq m (24,662 sq ft) on 0.601 hectare (1.49 acres)
Affluent surrounding catchment
Potential for redevelopment for a variety of uses, subject to planning

CONTACT
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Location
Harrogate is an affluent spa town sitting 16 miles north of Leeds and has a population, together with the adjoining town of Knaresborough, of 85,000 (2011 Census).

The property is located on the A59 Knaresborough Road, approximately 1.5 miles east of Harrogate Town Centre. The A59 leads 2 miles east to Knaresborough and subsequently 5 miles east to the intersection of the A1(M).

The surrounding area is predominantly residential with housing around the perimeter of the site and a medical centre to the east. Nearby commercial occupiers include a Co-Op convenience store, Halfords and a Lloyds Pharmacy directly opposite.

Description
The premises comprises of a large, dual franchise motor dealership building, sitting on a regular shaped site together with a freestanding valet bay on the western boundary.

The showroom comprises two distinct sections with space for approximately 13 vehicles to be displayed, and is well fitted throughout with tiled flooring and feature spotlighting within the suspended ceiling. Heating is provided by a series of ceiling recessed vents.

A number of separate office areas lie to the rear which are fitted to a good standard. Separate male and female WC’s also sit at the rear.

The workshop area occupies the majority of the rear of the building and comprises good quality accommodation with 13 work-bays. Access is via separate roller shutter doors in both the eastern and western elevation. Fittings include a tiled floor, halogen lighting and warm air blowers providing heating.

A number of large storage areas have been formed underneath some of the showroom and office accommodation which have a restricted height and are of a basic standard.

A freestanding, secure 4 bay valeting facility sits at the western side of the site which we understand was constructed around 5 years ago.
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<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Showroom</td>
<td>559.14</td>
<td>6,019</td>
</tr>
<tr>
<td>Offices</td>
<td>355.13</td>
<td>3,823</td>
</tr>
<tr>
<td>Handover bay</td>
<td>32.95</td>
<td>355</td>
</tr>
<tr>
<td>Ancillary</td>
<td>108.49</td>
<td>1,168</td>
</tr>
<tr>
<td>Parts</td>
<td>138.66</td>
<td>1,493</td>
</tr>
<tr>
<td>Workshop</td>
<td>739.65</td>
<td>7,961</td>
</tr>
<tr>
<td>Valeting</td>
<td>85.57</td>
<td>921</td>
</tr>
<tr>
<td>Low height stores</td>
<td>271.48</td>
<td>2,922</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,291.07</strong></td>
<td><strong>24,662</strong></td>
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<table>
<thead>
<tr>
<th>Hectare</th>
<th>Acre</th>
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<tbody>
<tr>
<td><strong>Total Site Area</strong></td>
<td><strong>0.601</strong></td>
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</tbody>
</table>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure
Freehold.

Terms
Offers invited.

Energy Performance
Energy Performance Asset Rating: TBC.
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Rating
The property is entered into the 2017 Rating Lists as “Car Showroom and Premises” and we are advised that the Rateable Value for the property is £116,000. Please note that the government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the Government website.

Energy Performance
Energy Performance Asset Rating: TBC.

VAT
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing
Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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