

Lot 16, 27-31 Cambridge Street, Harrogate,

North Yorkshire HG1 1RW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Affluent Prime Town Centre Retail Investment

- Tenants include Bodycare and Pandora on a new 10 year lease
- 2 Prime Retail Units and a Kiosk
- Highly Affluent and Historic Spa Town
- Opposite Primark and Boots
- Other Neighbouring Occupiers include Marks & Spencer, Lush, Holland & Barrett and Next, Velvet, Whistles, Hobbs and Ogdens of Harrogate

Lot

16

Auction

15th May 2025

Rent

£207,000 per Annum

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

212 miles north of London, 16 miles north of Leeds, 10 miles west of York

Roads

A61, A59, A1M

Rail

Harrogate Railway Station

Air

Leeds Airport, Bradford Airport

Situation

Harrogate is a highly affluent, attractive and historic Spa Town which is very popular with day trippers and tourists. The property is situated on a prime trading location on the south side of the Prime Pedestrianised Cambridge Street, directly opposite Primark and Boots.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercorn rent.

EPC

See Legal Pack.

Description

The property comprises 2 prime retail units and a kiosk and forms part of the ground floor of a larger residential building.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	439.43	(4,730)	GR AND MM BLACKLEDGE PLC (CRN: 01764610) (t/a BODYCARE) (1)	10 years from 24/10/2019	£125,000	24/12/2024 (23/10/2029)
Ground	Retail	187.75	(2,021)	PANDORA JEWELLERY UK LIMITED (CRN:06654012) (2)	10 years from 10/09/2024 (3)	£70,000	10/09/2029 (09/09/2034)
Ground	Retail	10.36	(112)	GB HYBRID LTD t/a PHONE SHOP (CRN: 15207046)	10 years from 27/10/2024	£12,000	27/10/2029 (26/10/2034)
Total Approximate Commercial Floor Area		637.54	(6,863)		-	£207,000	-

(1) For the year ending 31st December 2023, GR AND MM Blackledge plc (crn 01764610) reported a Turnover of £128,800,637., a Pra Tax Loss of £1,721,710. and Net Assets of £14,241,747. (Source: Annual Report and Accounts as published at Companies House 24/04/2025).

(2) For the year ending 31st December 2023, Pandora Jewellery UK Limited reported a Total Turnover of £448,025,000., Pre-Tax Profits of £61,182,000., and Total Net Assets of £139,760,000., (Source: Pandora Jewellery UK limited Annual Report and Financial Statements as Published on Companies House, 23rd April 2025).

(2) As to the lease the Pandora Jewellery UK Limited, the lease provides for a tenant option to determine the lease on 10th September 2029, subject to serving 6 month written notice and subject to a penalty of £17,000.

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Contacts

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2024