## **North Yorkshire HG1 1RW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





**Affluent Prime Town Centre Retail Investment** 

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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	Auction
16	15th May 2025

Rent Status £207,000 per Annum Available

Sector Auction Venue
Retail, High Street Retail 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	-

<sup>(1)</sup> 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).

<sup>(2)</sup> 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).

<sup>(2)</sup> 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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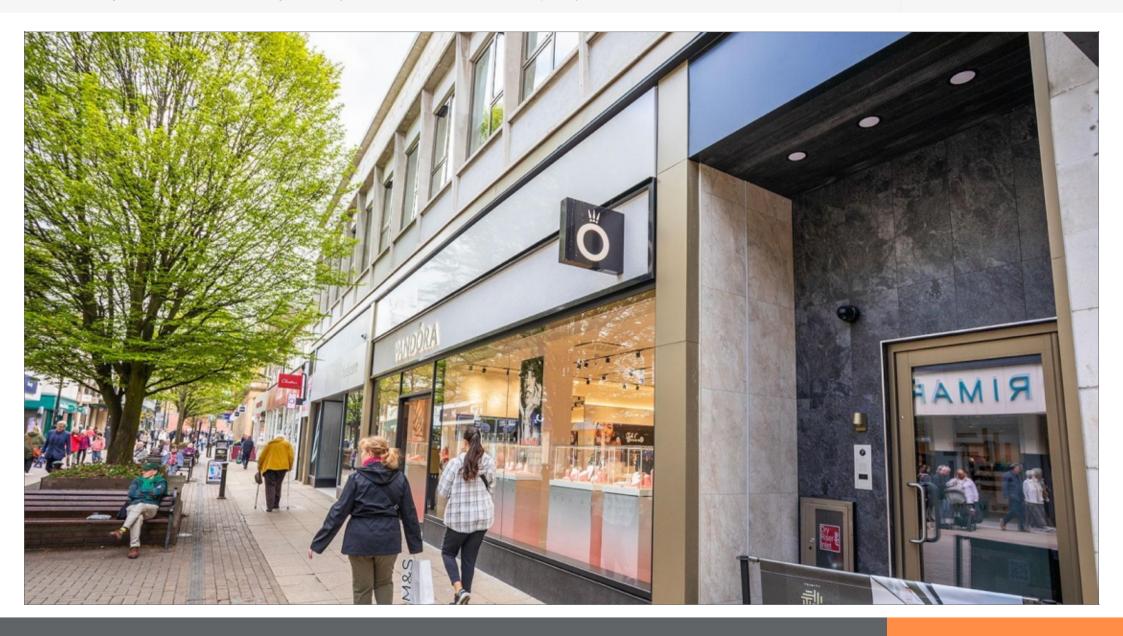


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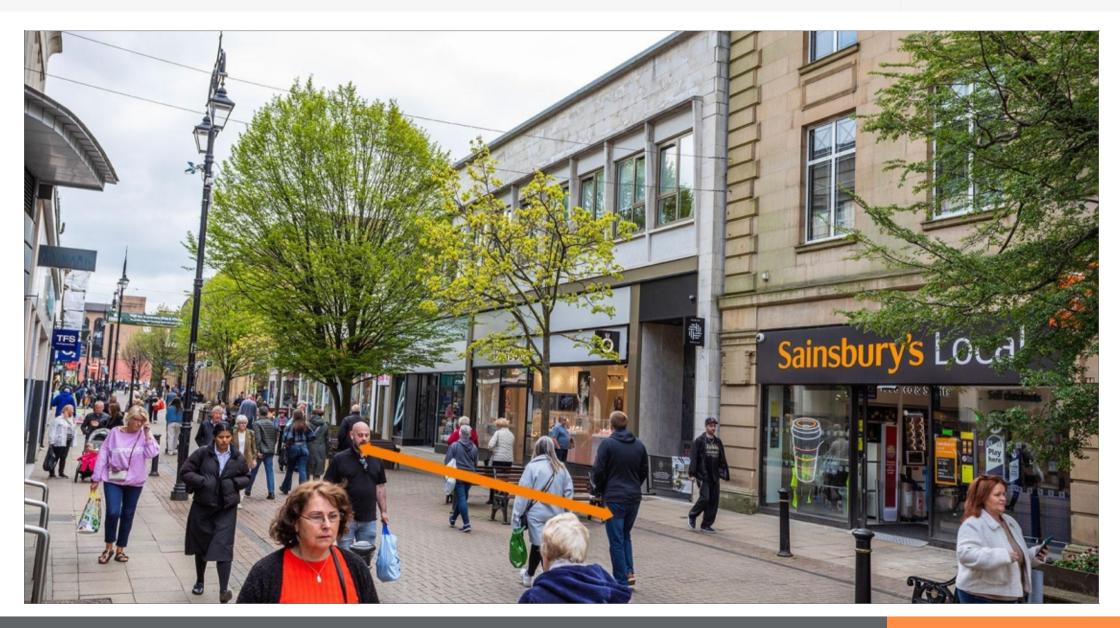


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#### **Contacts**

Acuitus

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#### Seller's Solicitors

**Gunner Cooke LLP** 

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#### **Associate Auctioneers**



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