

# Lot 16

Vacant Possession  
(with full planning to  
convert upper parts)

## 26 Oxford Street, Harrogate, North Yorkshire HG1 1PU

Freehold Retail & Residential Opportunity (with Full Planning Permission for Change of Use of Upper Parts to Residential)



### Key Details

- Well configured shop in the heart of highly affluent town, with opportunity to add substantial value
- Full planning permission (May 2019) to convert upper parts into 4 flats (1 x two bed, 3 x one bed)
- Private off-street parking at rear within demise
- Opposite town's major multi-storey car park (440 spaces)
- Of interest to owner occupiers, developers and investors
- Nearby occupiers include Primark, The Ivy, Boots the Chemist, McDonald's, Tesco Express, Betty's Tea Shop, All Bar One and Wagamama
- Touristic North Yorkshire spa town with high footfall

### Location

Miles: 15 miles north of Leeds  
20 miles west of York  
Roads: A59, A416, A658, A661, A1(M)  
Rail: Harrogate  
Air: Leeds Bradford Airport

### Situation

Harrogate is an affluent spa town in North Yorkshire and among the most popular retail destinations in the UK. It is located 15 miles north of Leeds and 20 miles west of York. The property is located on the north side of Oxford Street opposite its junction with Cambridge Terrace, between Parliament Street and Cambridge Road and adjacent to Wesley Chapel. The property fronts the Jubilee multi-storey car park (440 spaces), and is nearby to retailers and restaurants including Primark, Boots the Chemist, McDonald's, Tesco Express, All Bar One, Wagamama, The Ivy and Betty's Tea Shop.

### Description

The property comprises a four storey end of terrace building currently arranged as a ground floor shop with ancillary accommodation on the basement, first and second floors and service access/parking to the rear. There is also separate access to the upper floors from the rear. Plans have been approved for a scheme comprising four flats and highly desirable retail space, with configuration at basement level to create a dedicated residential entrance.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band D. Please see legal pack at acutus.co.uk

## Tenancy and accommodation

| Floor        | Use       | Floor Areas (Approx)             | Possession |
|--------------|-----------|----------------------------------|------------|
| Ground       | Retail    | 178.62 sq m (1,923 sq ft)        | VACANT (1) |
| Basement     | Ancillary | 165.00 sq m (1,776 sq ft)        |            |
| First        | Ancillary | 146.80 sq m (1,580 sq ft)        |            |
| Second       | Ancillary | 54.90 sq m (591 sq ft)           |            |
| <b>Total</b> |           | <b>545.32 sq m (5,870 sq ft)</b> |            |

(1) The property benefits from full planning permission, dated 2nd May 2019, for Change of Use consent of the first, second and part of basement floors from Retail to form 4 flats (1 x two beds and 3 x one beds). Planning application reference 19/00893/FUL. For more information contact Harrogate Borough Council. T: 01423 500600.



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