



1 and 1A Montpellier Gardens, Harrogate, North Yorkshire, HG1 2TF

A rare opportunity to acquire a valuable freehold mixed use Grade II listed property in the centre of the fashionable Montpellier Quarter comprising self-contained ground / lower ground floor retail premises (business unaffected), a beautifully presented two bedroom / two bathroom period town house apartment with its own private entrance.

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Guide Price: £900,000

- Prime Montpellier Quarter location
- Striking Grade II listed building
- Ground and lower ground floor retail premises - current rental £24,000 per annum (business unaffected)
- First and second floor two bedroom townhouse apartment plus attic with further potential
- Stylish residential dwelling with many period features
- Enclosed rear courtyard / valuable nearby car parking available by separate negotiation



General remarks

A rare opportunity to acquire a valuable freehold mixed use building combining excellent income from stylish ground and lower ground floor retail premises along with high quality beautifully appointed residential accommodation within a large first and second floor period townhouse with additional attic space adding further potential.

The business premises which amount to 1299 sqft over two floors are currently the subject of a tenancy to a highly regarded niche operator currently producing an income of £24,000 pa with the additional benefit of an enclosed privately owned courtyard to the rear.

The superb period duplex apartment has all the feel of a "town house" benefitting from its own private entrance with security phone system and an unrivalled town centre location on the very doorstep of a vibrant range of shopping and leisure facilities.

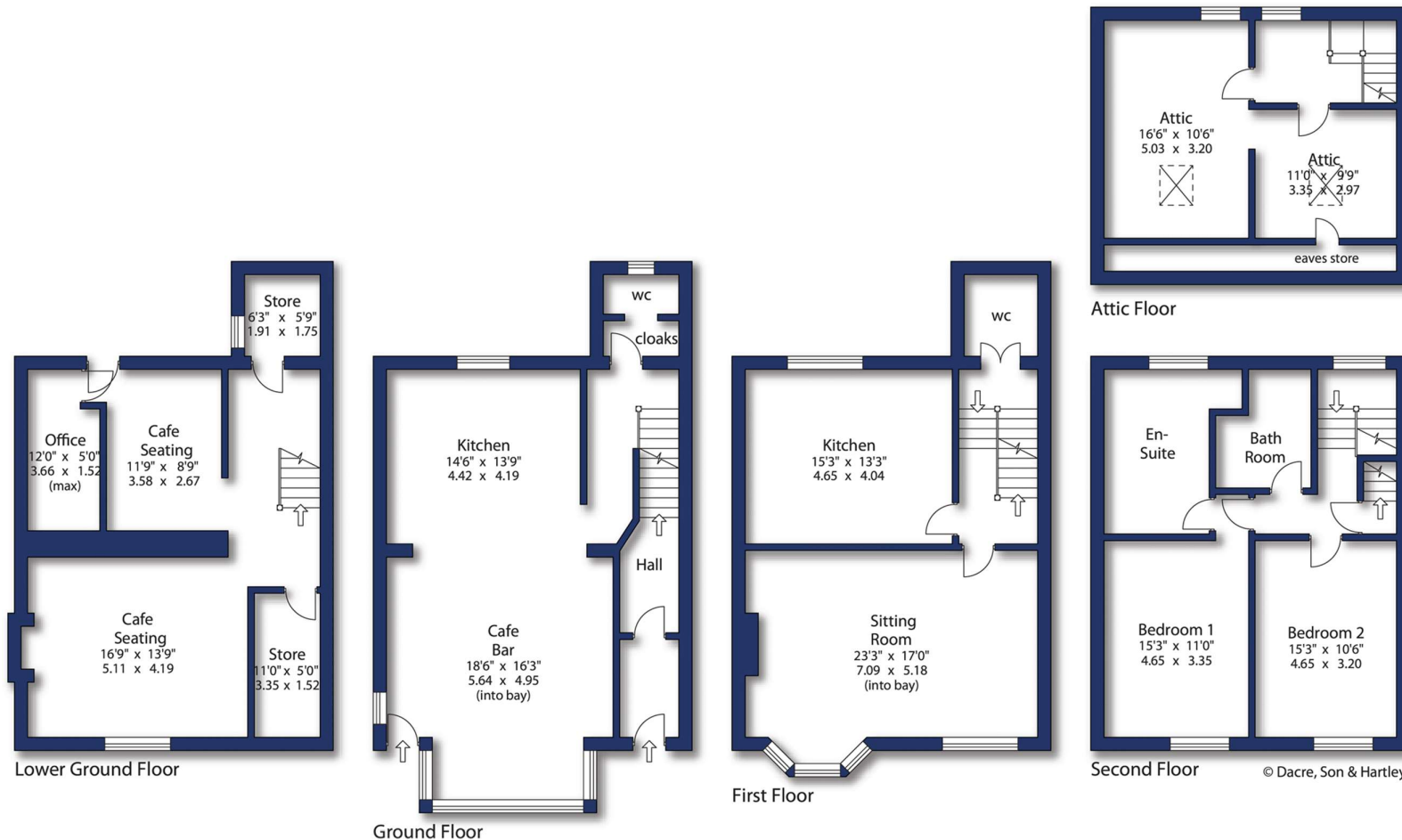
An elegant period staircase with a guest cloakroom at half landing level leads to the first floor

accommodation featuring a superb full width sitting / dining room with a feature fireplace and secondary glazed bay and picture windows. The large dining kitchen has been appointed to a high standard with an extensive range of granite work surfaces, high gloss fitted cabinets and integrated appliances.

A further staircase then serves the second floor and superb principal bedroom suite with its own luxury wet room. A further double guest bedroom has the comfort of a nearby stylish house bathroom. Finally, a concealed staircase leads to a range of attic rooms (circa 360 sqft) with the clear potential to create additional bedroom or home office / playroom space subject to building regulations.

The Montpellier Quarter is perfect for the buyer seeking the benefits of town centre living with an extensive choice of restaurants and shops within close walking distance along with excellent public transport services from the rail and bus station. Valuable nearby car parking available by separate negotiation.

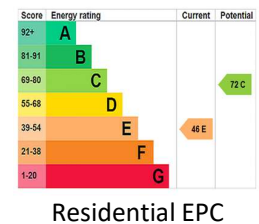
Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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Contact us
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Directions

If driving, from the centre of town proceed down Parliament Street, turn left at the traffic lights on to Crescent Road which becomes Montpellier Road. Just before the roundabout turn left into Montpellier Gardens where the property can be found on the right hand side.

What3Words frog.hello.ever

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D for the residential and rateable value £18,750 for the commercial element.
- Commercial EPC – 39 / B

Tenure, Services & Parking

- Freehold subject to the tenancy of the ground and lower ground floor (details available upon request).
- All mains services are installed.
- Car parking off Parliament Terrace for sale by separate negotiation.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs/publications/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HAR250285