



14 KIRKGATE

KNARESBOROUGH HG5 8AD

A TWO STOREY OFFICE BUILDING ENJOYING A CONVENIENT POSITION CLOSE TO THE HIGH STREET AND MARKET PLACE IN THE HISTORIC MARKET TOWN OF KNARESBOROUGH OFFERING WELL PRESENTED ACCOMMODATION WITH POTENTIAL FOR RETAIL OR RESIDENTIAL USE, SUBJECT TO PLANNING PERMISSION.

VIEWING RECOMMENDED.

PRICE GUIDE: £82,950

FOR SALE BY PRIVATE TREATY



LOCATION

The property is located within the town centre of Knaresborough which offers a good range of shops and other businesses.

Knaresborough is approximately 4 miles from Harrogate and offers easy access to the A1 and the Harrogate southern by-pass for access to the main centres of West Yorkshire.

ACCOMMODATION

Ground Floor

Office 17'9 x 14'7 (5.41m x 4.45m)

Two fitted book shelves. Glazed window and door to front elevation approximately 12'6 wide to Kirkgate. 3 radiators.

Kitchen Area Under Stairs

With circular stainless steel sink unit and work surface.

Stairs to First Floor

Radiator and side entrance with door to side elevation and wall mounted Same gas fired central heating boiler.

DESCRIPTION

A Two Storey Office Building enjoying a convenient position close to the High Street and Market Place in the historic market town of Knaresborough, offering well presented accommodation with the potential for retail or residential use, subject to planning permission.

Viewing recommended.

First Floor

Office

14'2 x 14'5 (4.32m x 4.39m)

Two windows to front elevation. Two Velux roof windows. 3 radiators. Beamed ceiling.

Cloakroom 7'7 max x 6'9 max

(2.31m max x 2.06m max)

Low level WC. Vanity wash hand basin. Towel rail.



ADDITIONAL INFORMATION

Tenure

We understand that the property is available Freehold although we have not seen the title deeds to verify this.

Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way both public and private which may affect the property.

Services

We have been informed that the property has all mains services although this has not been verified.

Viewing

The property may be viewed strictly by appointment only with the sole agents, **Lister Haigh, on 01423 322382**

Directions

From the traffic lights at Gracious Street junction, proceed down the High Street turning left into the Market Place opposite Nat West Bank. Continue on this road and take the first turn right into Kirkgate, proceed down Kirkgate and the property will be found on the right hand side immediately after Floral Decor and being identified by the Lister Haigh 'For Sale' board.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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