



Bowling Green Yard, Knaresborough HG5 8AF

Offers over £800,000

VERITY
FREARSON

Thornton & Linley
LAND AGENTS & AUCTIONEERS

A fantastic investment opportunity to purchase a mixed use site comprising six residential cottages together with three commercial buildings and courtyard providing ample off-street parking, situated in this prime Knaresborough position just off the Market Square. This is an ideal opportunity for an investor to purchase the site as a going concern with tenants in situ whilst offering significant potential to further develop the site in the future, subject to obtaining the necessary consents.

The Cottages - A terrace of six cottages providing two bedroomed accommodation. All the cottages are currently occupied and rented on Assured Shorthold Tenancy agreements with rents being paid up to £600 PCM, currently generating £35,172 per annum.

15 Kirkgate - A three storey commercial premises extending to approx 3,300 sq ft. Occupied by Mr L Holmes T/a Tiles of Distinction generating £3,800 pa. Currently holding over on a present lease dated 1/10/2003.

The Forge - A two storey commercial premises extending to approx 1,360 sq ft. Occupied by Mr L Holmes. generating £1,000 pa. Currently holding over on a present lease dated 1/10/2003.

15a Kirkgate - A single storey commercial premises, currently unoccupied providing useful storage/ancillary building.

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Location

The properties are situated just off Market Square in the historic market town of Knaresborough. The High Street shops and market place are within walking distance as is Knaresborough Railway Station with regular services to York, Harrogate and Leeds. The A1 motorway is within approximately 4 miles.

Method of Sale

All offers to be submitted on the enclosed Form of Tender to be received on Tuesday May 16th 2017 by 12noon at the offices of Thornton & Linley.



The Cottages

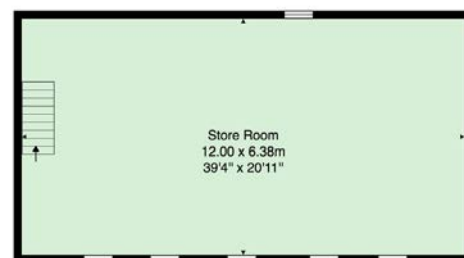
1-6 Bowling Green Yard, Knaresborough HG5 8AF



* Please note we have been unable to access 1 Bowling Green Yard. All measurement for this property are a best guess based on the adjoining properties.



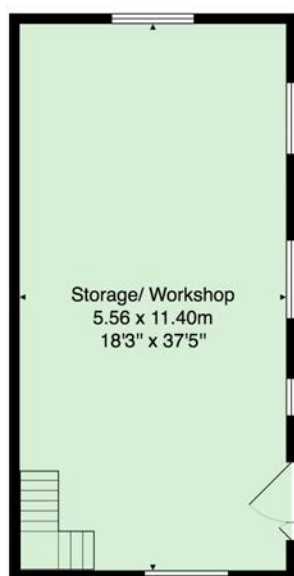
15 Kirkgate | Knaresborough HG5 8AD



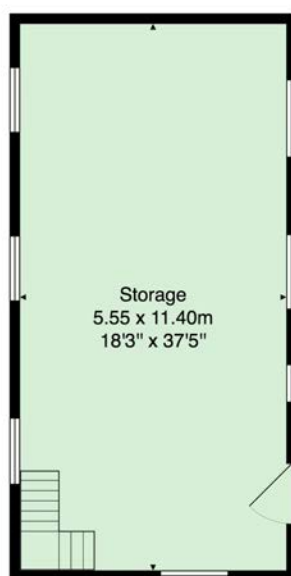


The Forge

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Ground Floor



First Floor



15a Kirkgate



Contacts

Joint Selling Agents

Viewing by arrangement with the selling agents

Verity Frearson

Tudor House
Albert Street
Harrogate
HG1 1JT

Tel: 01423 562531

www.verityfrearson.co.uk

Thornton & Linley

The Estate Office
Jockey Lane, High Street
Knaresborough HG5 0HG
Ian A Thornton
Mobile: 07970 000068
Tel: 01423 862271

Vendor's Solicitor

Meryn Astwood

Newtons Solicitors
St. James' Business Park
5 Grimbald Crag Court
Knaresborough HG5 8QB
Tel: 01423 789050