



22 High Street, Knaresborough

£450,000

Stephensons
commercial

S

Est. 1871

High Street,
Knaresborough HG5
OEQ

£450,000

An attractive Grade II listed period building on Knaresborough High Street, comprising two ground-floor commercial units and three self-contained flats.

The property has a total Gross Internal Area of 294.70 sq.m / 3,172 sq.ft (excluding basement and garage) and provides an established rental income of £32,460 per annum.

DESCRIPTION

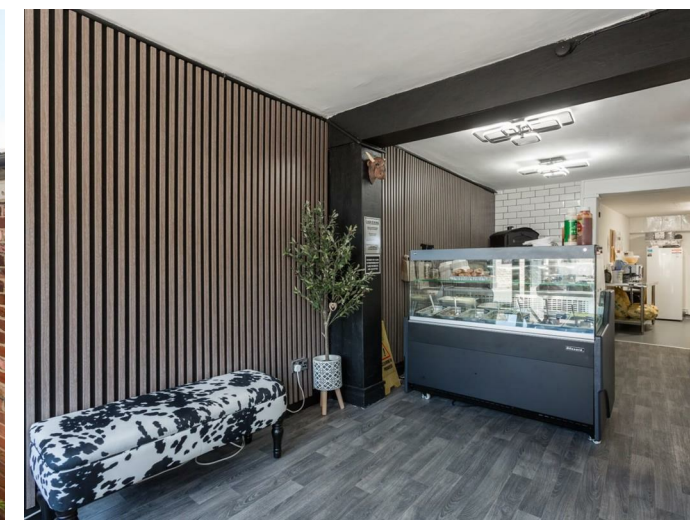
22 High Street is a prominent Grade II listed period building situated in the heart of Knaresborough town centre. The property comprises two well-positioned commercial units at ground floor level, complemented by three self-contained flats. To the rear, there is additional storage space and a garage.

The commercial units are let on long-term leases and the flats are currently let, providing an established rental income of £32,460 per annum.

LOCATION

The property is located on the High Street in the heart of Knaresborough, a historic and popular market town approximately 4 miles from Harrogate and 18 miles from York. Knaresborough benefits from excellent transport links, with direct rail services to Leeds and York, and access to the A1(M) within 3 miles.

High Street benefits from a mix of local and national occupiers, including Sainsburys Local, Greggs and Tesco Express, alongside independent cafes, boutiques, and professional services. The property is located directly opposite the town's major bus stop and benefits from regular pedestrian footfall. High Street is considered one of the town's primary retail thoroughfares.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

EPC Rating: C 57

22 High Street - £5,600 (Rateable Value)
22a High Street - £4,050 (Rateable Value)
Flat 1, High Street - Council Tax Band A
Flat 2, High Street - Council Tax Band A
Flat 3, High Street - Council Tax Band A

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



ACCOMMODATION

Total GIA: 294.70 sq.m (3,172 sq.ft) - excluding basement and garage

TENURE & TENANCIES

The property is held freehold, subject to the following occupational leases and tenancies:

22 High Street (LHS): Let 19/09/2024 - 18/09/2037 at £7,140 per annum

22a High Street (RHS): Let 17/09/2025 - 16/09/2028 at £7,500 per annum

Flat 1: Let at £375 per calendar month (£4,500 per annum)

Flat 2: Let at £550 per calendar month (£6,600 per annum)

Flat 3: Let at £495 per calendar month (£5,940 per annum)

Total Current Rental Income: £32,460 per annum

VIEWINGS

Strictly by appointment only with the sole agents - Stephenson's Estate Agents.

COSTS

Each party is to bear their own legal and professional costs in relation to this transaction.

VALUE ADDED TAX

All figures quoted are exclusive of VAT. We understand the property is not elected for VAT.

Partners:

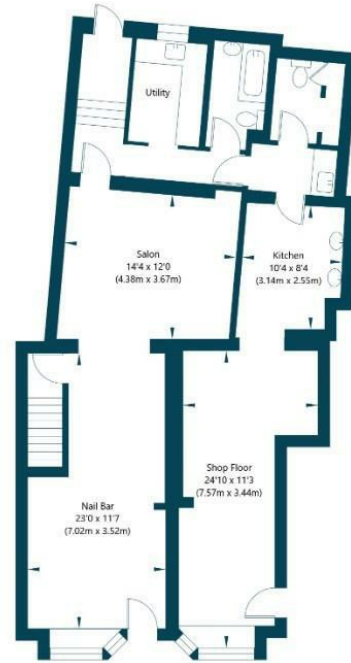
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

High Street, Knaresborough, HG5 0EQ



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1095 SQ FT / 101.7 SQ M



Flats 1 & 2 Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 554 SQ FT / 51.51 SQ M



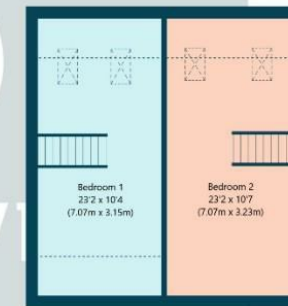
Flat 3 First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 481 SQ FT / 44.7 SQ M



Basement



Flats 1 & 2 First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 546 SQ FT / 50.69 SQ M



Flats 1 & 2 Third Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 496 SQ FT / 46.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3172 SQ FT / 294.7 SQ M - (Excluding Garage, Workshop and Basement)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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