



11 Castlegate, Knaresborough

£295,000

Stephensons
commercial



Est. 1871

Castlegate, Knaresborough HG5 8AR

£295,000

An excellent opportunity to acquire a mixed-use investment property situated in the heart of Knaresborough town centre. The property comprises a ground floor retail unit together with a self-contained two/three-bedroom maisonette above which is offered with vacant possession, presenting an excellent opportunity for refurbishment.

DESCRIPTION

The property comprises a mixed-use building arranged over four floors, providing a ground floor retail unit together with a self-contained maisonette to the upper floors.

The retail accommodation provides an open-plan sales area with a traditional display frontage onto Castlegate, together with a rear store, kitchen and WC facilities. The upper floors comprise a spacious maisonette providing a living room, kitchen, two double bedrooms, bathroom and an additional loft room.

Externally, the property benefits from a rear courtyard and ancillary storage accommodation.

Ground Floor Retail NIA: 48.93 sq.m (527 sq.ft)

Residential Accommodation GIA (First, Second & Loft): 110.93 sq.m (1,194 sq.ft)



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.



LOCATION

The property occupies a prominent position on Castlegate, one of Knaresborough's principal retailing streets, within the heart of the town centre. Castlegate links directly with the Market Place and enjoys high levels of pedestrian activity throughout the day.

Nearby occupiers include Hutton's Family Butchers, Marcella Chocolates, Kelly Teggins Jewellery, The Little Bird Artisan Market and a variety of independent cafés, retailers and professional businesses. The property is also within easy walking distance of Knaresborough Market Place, the Castle Grounds and the town's railway station.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. Interested parties should satisfy themselves as to the availability and condition of all services.

TENURE

The property is understood to be held freehold.

TENANCIES

The ground floor retail premises are let by way of a five-year lease from 23 February 2024 at a current passing rent of £10,200 per annum, incorporating a rent review in February 2027.

The self-contained residential accommodation is offered with vacant possession, presenting an excellent opportunity to refurbish and subsequently re-let or occupy.

LOCAL AUTHORITY

North Yorkshire Council.

RATING ASSESSMENT

11 Castlegate: £11,750 (RV)

11a Castlegate: Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

Commercial: C 68

Residential: E 50

VIEWINGS

Strictly by prior appointment with the sole selling agents - Stephensons Estate Agents (Commercial).

COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction

VALUE ADDED TAX

Unless otherwise stated, all prices and rents quoted are exclusive of VAT.

Partners:

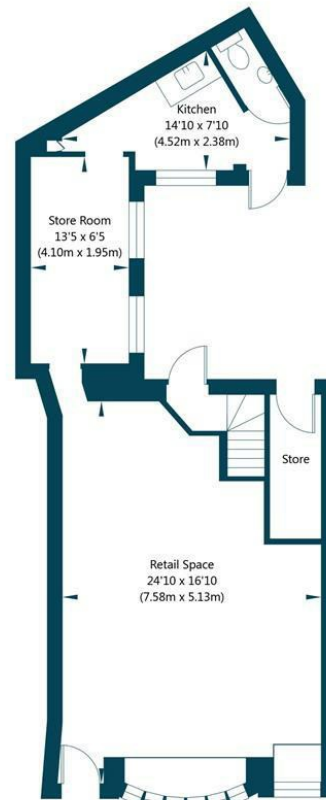
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

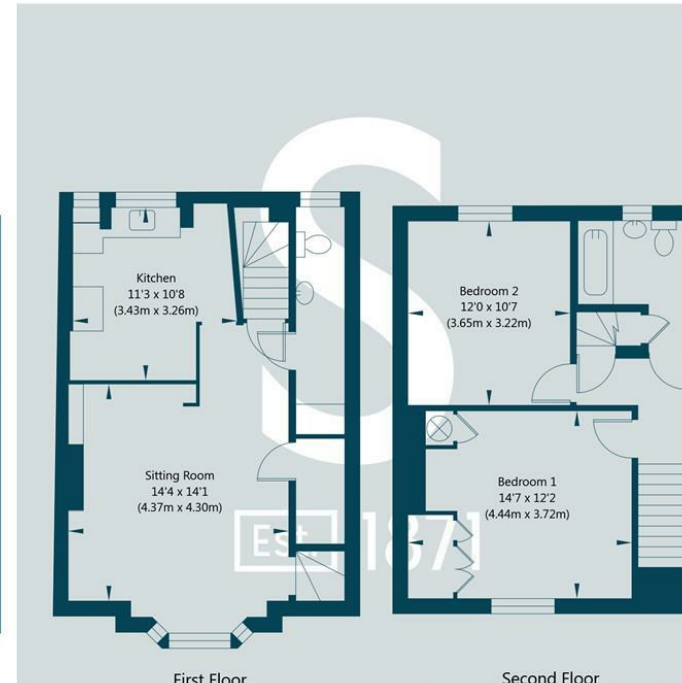
N Lawrence
 I Jarvis MNAEA

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

Castlegate, Knaresborough, HG5 8AR

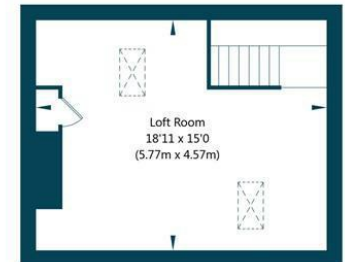


Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 614 SQ FT / 57.08 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 473 SQ FT / 43.92 SQ M

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 437 SQ FT / 40.64 SQ M



Third Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 284 SQ FT / 26.37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1808 SQ FT / 168.01 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

