



**CAMBRIDGE CRESCENT**  
Central Harrogate



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



# 7 CAMBRIDGE CRESCENT

HARROGATE, HG1 1PH

IMPRESSIVE FORMER BANKING PREMISES,  
ARRANGED OVER FIVE FLOORS TOTALLING  
SOME 6000 SQUARE FEET OVERALL IN A  
PROMINENT TOWN CENTRE LOCATION

AN EXCEPTIONAL OPPORTUNITY FOR  
MIXED-USE DEVELOPMENT, INCLUDING  
RETAIL, OFFICE AND RESIDENTIAL USES  
(SUBJECT TO APPROPRIATE CONSENTS) BEING  
A LANDMARK BUILDING IN A TOWN THAT IS  
NATIONALLY KNOWN AND ADMIRERD.

Freehold for sale by private treaty



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## Situation

The premises occupy a highly visible location, facing southeast in a prominent crescent, close to the world-famous Bettys tea rooms, the Cenotaph and the extensive attractions and facilities in central Harrogate. The town is midway between London and Edinburgh, has a regular direct train service to London Kings Cross with a raft of European flight options from Leeds Bradford Airport. Widely admired as a commuter location for the West Yorkshire conurbation, Harrogate never fails to impress with its floral gardens and the wide expanse of the 200 acre Stray parkland.

## Description

7 Cambridge Crescent is a listed building, arranged over five floors with a total gross floor area of some 6000 square feet (557 m<sup>2</sup>). Latterly banking premises, and now stripped out for ease of development, the building offers a range of options going forward including retail, office and residential uses (subject to appropriate consents).

The ground floor former banking hall is open plan with the lower ground floor previously secure storage (safe removed). The upper floors have been stripped back to the original room layout, whilst retaining cloakroom/WC facilities. The roof has recently had a major overhaul, there is a lift connecting all floors plus an external fire escape to the rear. There is also a parking space with rear access.

## Additional information

Tenure: Freehold with vacant possession on completion.

Services: All mains service are installed.





**Easements and Rights-of-way:** The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

**Agents Note:** The vendors reserve the right to charge VAT on the sale. The building is EPC exempt being a listed building. Scale floor plans and details of the approved works undertaken so far are available on request

### Viewing

Through the selling agents GSC Grays

Tel: 01423 590500

email: [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)



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Particulars written: August 2023  
Photographs taken: August 2023





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