



**Prime Freehold Residential  
Investment** in the Heart  
of Harrogate Town Centre

7-9 Franklin Mount | **HARROGATE** | HG1 5EJ

# PAVILION HOUSE

 **CUSHMAN &  
WAKEFIELD**



## Investment Summary

- A rare opportunity to acquire a substantial residential block, occupying a highly prominent position in the heart of Harrogate Town Centre.
- Premium town centre location, within walking distance from Harrogate train station and local amenities.
- Harrogate benefits from excellent transport connections to Leeds and York via train, alongside nearby road networks, facilitating access to wider regional cities.
- The property comprises of 8 apartments, ranging from 1 - 3 bedrooms. The building is purpose built for younger professionals.
- Apartments finished to a high quality specification throughout.
- All apartments are fully let.
- Total gross contracted rent of £92,676 per annum.
- Freehold.
- Multiple asset management opportunities, including break up and refurbishment internally.

## Proposal

Offers are sought in excess of **£1,300,000 (One Million, Three Hundred Thousand Pounds)**, subject to contract, exclusive of VAT. A purchase of this price reflects an attractive price per unit of **£162,500** and a **Gross Yield of 7.13%**.









## LOCATION

Well located in Harrogate with easy access to Leeds, York and other key regional hubs.

The property is situated in Harrogate, offering excellent access to local amenities and regional transport links. Its close proximity to the A1(M) and dependable public transport options ensures easy connectivity to surrounding neighbourhoods, major cities, and the broader North Yorkshire area, making it an ideal location for both residents and visitors alike.

## CONNECTIVITY



Harrogate train station offers excellent connectivity with regular services to key cities. York and Leeds are both about a 30-minute train ride away, while London King's Cross can be reached in under three hours. These direct rail links make Harrogate a well-positioned base for easy access to major destinations across the UK.



Harrogate is located just 5 minutes from the A1(M) motorway, providing fast access to both regional and national routes. The A1(M) offers direct connections to Leeds (25 miles), York (16 miles), and Newcastle (100 miles). To the south, the M1 and M62 motorways link Harrogate to Sheffield (40 miles) and London (200 miles).



Leeds Bradford Airport is 12 miles away and can be reached via a direct train in 30 minutes. LBA provides both domestic and international flights to c.3.5 million passengers per year.





## SITUATION

Pavilion House is ideally located within Harrogate town centre, on Franklin Mount set back from Kings Road. Located under 10 minute walking time from Harrogate Town Centre, the property offers residents convenient access to local shops, restaurants and public transport.

Pavilion House is situated within an established residential area, surrounded by predominantly period housing of the Victorian and Edwardian era.

Franklin Mount is located within the Valley Gardens & Central Harrogate ward. The street's name honours James Franklin, a prominent 19th-century landowner in Harrogate, who also lent his name to nearby streets such as Franklin Street and Franklin Road. The area is known for its well-preserved period buildings, contributing to its historical charm and appeal.

Franklin Mount maintains its residential character, featuring a mix of private homes and guesthouses. Its architectural heritage and proximity to Harrogate's attractions make it a desirable location for both residents and visitors.





## TOURISM AND CULTURE

Harrogate is home to several tourist attractions and welcomes over 20 million visitors per year. The town and local areas are known for its rich history, beautiful scenery and strong tourism appeal. A number of key local attractions are listed below.

### Bettys Café & Tearoom

Bettys tearoom is located on Parliament Street within the town centre, and is regarded as a cherished landmark within Yorkshire. Bettys offers a traditional experience of afternoon tea, leisurely breakfasts and famous cakes.



### RHS Garden Harlow Carr

Along with several gardens and parks, Harrogate welcomes RHS Garden Harlow Carr. Harlow Carr, is a remarkable 58-acre garden, a top destination for tourists particularly during the spring and summer months. The garden draws enthusiasts, tourists and nature lovers alike to visit the local area.

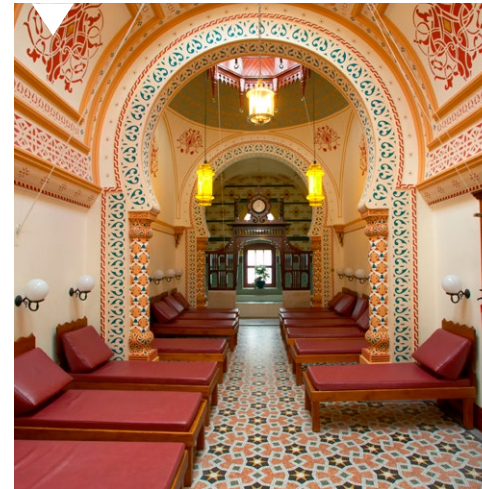


### Valley Gardens

Valley Gardens is a 17-acre English Heritage Grade II listed park. The public garden features historic buildings, floral displays and mineral springs. The park is a focal point for families and tourists that showcases the town's commitments to green spaces.

### Turkish Baths & Health Spa

Harrogate has a spa heritage which remains a strong attraction to visitors. The Turkish baths & health spa are situated within the Royal Baths building within the town centre. Harrogate successfully attracts visitors for wellness and relaxation and offers a mixture of luxury and history.



### Harrogate Convention Centre

Harrogate Convention Centre is one of the North's premier event venues, blending modern functionality with classic Yorkshire hospitality. Located in the town centre, the complex features an impressive 2,000-seat auditorium, multiple exhibition halls, and flexible event spaces tailored for conferences, exhibitions, and live entertainment. The centre draws upon thousands of visitors each year and is a driving force behind Harrogate's thriving visitor economy.





## DEMOGRAPHICS – HARROGATE



**162,700**

Residents in Harrogate.



**52.8%**

Single Family Household with or without children.



**19%**

of the existing population privately rent.



**79.9%**

of the population are currently employed.



**£1,096**

average monthly asking rent in Harrogate.



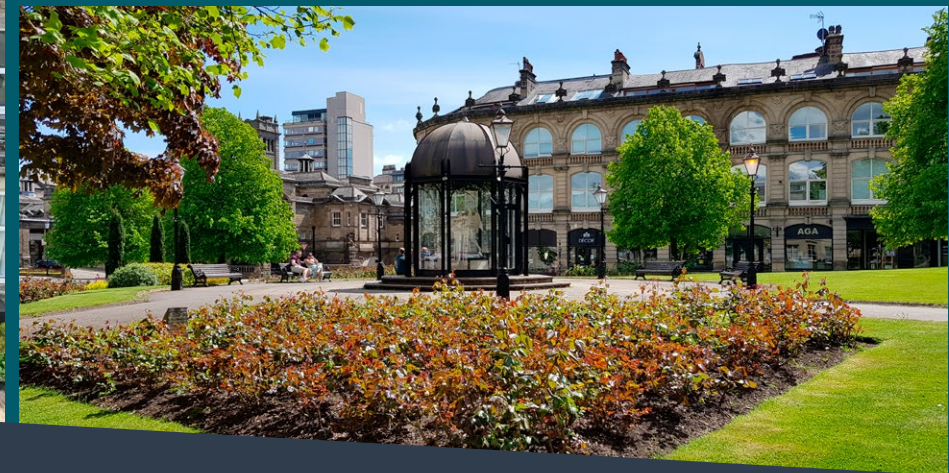
**1.9%**

of the population are unemployed – below Yorkshire, The Humber and Great Britain averages.



**39.8%**

rental growth in Harrogate over the past five years.





## DESCRIPTION

- 7-9 Franklin Mount is a 5 storey sandstone apartment building purpose built for younger working professionals.
- The property comprises of 8 apartments, ranging from 1 – 3 bedrooms. The apartments are arranged over lower ground, ground and three upper floors.
- Each apartment has been finished to a high specification and comes furnished with appliances. Notable features include a smart TV, built in wardrobes, fully tiled bathroom, walk in showers, washer-dryer and heated towel rails.
- The development also benefits from UPVC double glazed windows throughout and CCTV within all communal areas.
- All flats can be accessed via the ground floor entrance.

### Car Parking

There are 4 car parking spaces to the rear of the property, available for tenants to rent for an additional cost.

### Tenure

The property is held freehold.  
Title Number: NYK69691



## APARTMENT MIX

### Rental income

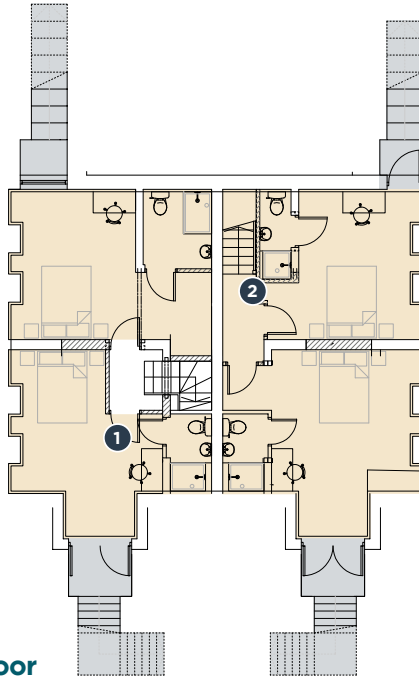
All flats are let subject to a mixture of ASTs and Licence Agreements. A full tenancy schedule is available on the dedicated dataroom.

All 8 apartments are currently let, alongside all 4 car parking spaces producing a contracted rental of £92,676 per annum. Currently all rents are paid exclusive of utility bills, this is a tenant liability.

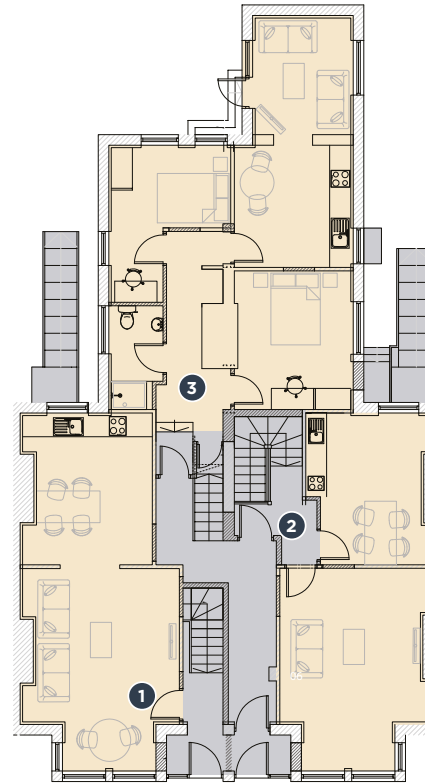
The property is managed by YPP Lettings and Management.



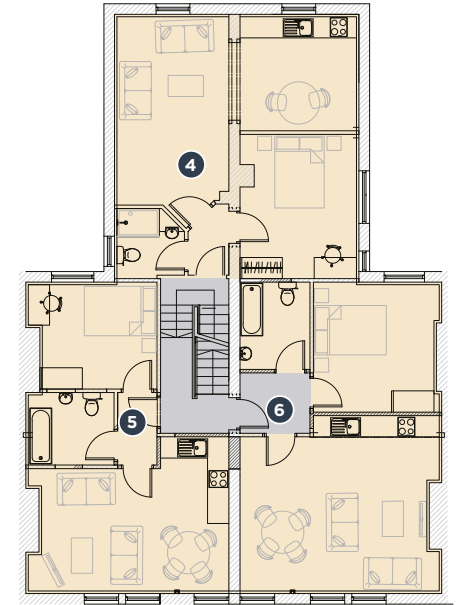
## FLOOR PLANS



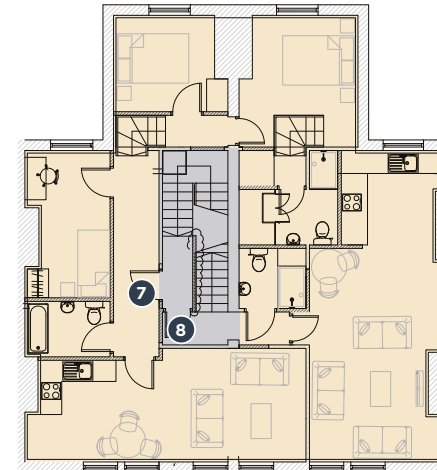
Lower Ground Floor



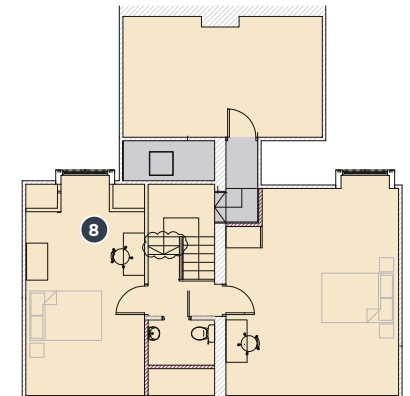
Ground Floor



First Floor



Second Floor



Third Floor

	No. Units	Total NSA Sq Ft	Avg. NSA Sq Ft
1 Bed	3	1518	506
2 Bed	4	3771	943
3 Bed	1	843	843
<b>Total</b>	<b>8</b>	<b>6131</b>	<b>766</b>



## FURTHER INFORMATION

### EPCs

EPCs are available on request

### Data Room

A suite of further information is available to download via the Schofield Sweeney data room. Data room is available on request

### AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification information.

### Viewing Information

The apartments will be subject to block viewings and will not be available for viewing internally outside of these times.

### Method of Sale

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an informal tender process.

### VAT

The property is not elected for VAT.

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## CONTACTS



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