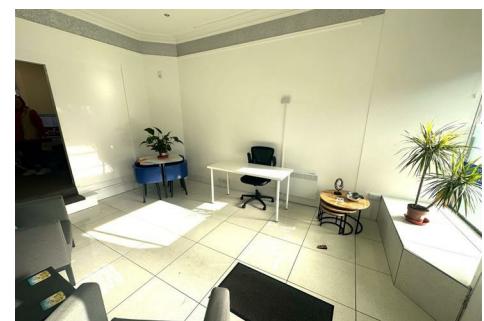




**Stoneacre**  
Properties



**Cross Green Lane, Leeds, LS15 7QX**  
**£250,000**

\*\*\*MIXED-USE INVESTMENT PROPERTY\*\*\* Located on Cross Green Lane, Halton close to a number of popular shops, restaurants and bars there are also a number of popular schools in the area. There are excellent transport links, with regular buses into Leeds City Centre and Crossgates train station a short walk away.

## LOCATION

Stoneacre Properties are delighted to offer this Mixed-Use Investment property on Cross Green Lane, Halton, close to a number of popular shops, restaurants and bars. There are also a number of popular schools in the area. There are excellent transport links, with regular buses into Leeds City Centre and Crossgates train station a short walk away.

## DESCRIPTION

The property is late Victorian of brick built with tiled roof.

## ACCOMMODATION

The ground floor provides commercial accommodation which is currently let as an Accountancy Office providing:-

Ground floor Retail Za 24.2m<sup>2</sup> - 260 sq ft

Ground floor Retail Zb 14.9m<sup>2</sup> - 160 sq ft

Total trading area 39.1m<sup>2</sup> - 420 sq ft

There is a kitchen and w/c area with access to the rear yard and there is also a dry and spacious basement for additional storage.

Externally, the property benefits from dedicated off-street parking to the front.

The 1st & 2nd floor provides a superb three bedroom maisonette which comprises of a large living room and kitchen with island, three good size bedrooms and a modern bathroom.

The rear yard and sheds are for the benefit of the residential occupants

## TERMS

Offers of £250,000 are invited for the Freehold interest of this property.

We are informed that VAT is NOT applicable to this Sale.

## TENANCY

### GROUND FLOOR RETAIL

6 year Lease from 16th Jan 2024 - £7,950

### 1st & 2nd FLOOR DUPLEX RESIDENTIAL

subject to AST commencing July 2025

ANNUALISED INCOME £18,750 pa

## ENERGY PERFORMANCE CERTIFICATES

Commercial Energy Performance Certificate for this property is:-

4080-9698-2809-8465-4845

Rating D-90

Residential Energy Performance Certificate for this property is:-

2686-3047-8202-8655-3200

Rating D-60

These can be viewed on:-

<https://find-energy-certificate.service.gov.uk>

## COUNCIL TAX & BUSINESS RATES

Council Tax band A

The property has been assessed by the Valuation Office Agency as follows:-

Ground floor commercial  
£5,100 RV.

100% Small Business Rate relief (subject to status) and Retail Relief - ZERO PAYABLE

1st & 2nd floor residential  
Band B

## VIEWINGS

For further information please contact:-

Peter Davies  
Telephone 0113 237 0999.

Tammy Nottingham  
0113 260 9111

Viewings strictly by appointment.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

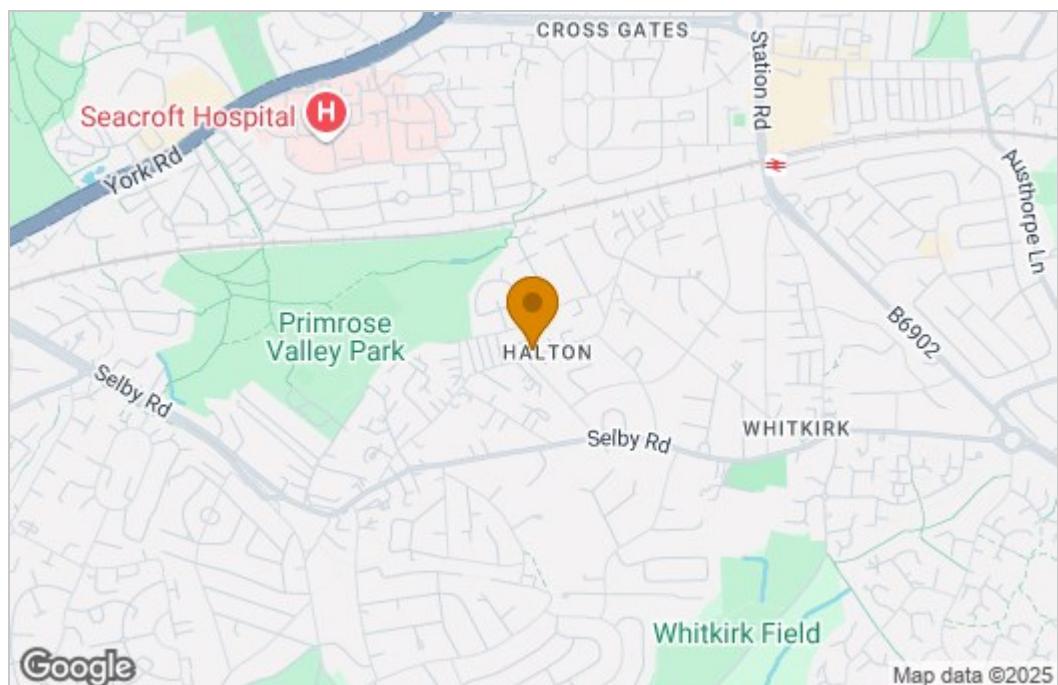
These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.

Details prepared March 2025.

## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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