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**Stoneacre**  
**COMMERCIAL**

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23 & 23a, Lowtown, Pudsey, LS28 7BQ

£245,000

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
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Sat	0900 - 15:00
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We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

- **Mixed-Use Investment**
- **Fully let**
- **Central Pudsey**

Fully let mixed-use property situated fronting Lowtown close to the centre heart of Pudsey Town Centre, a thriving commercial centre & home to a number of national and independent retailers, cafes and restaurants.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

\*\*\* VIEWING ESSENTIAL \*\*\*

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## LOCATION

The property is situated fronting Lowtown close to the heart of Pudsey Town Centre.

Pudsey is a thriving commercial town and home to a number of national and local retailers and banks.

The A647 Stanningley Road Bypass lies approximately ¼ mile from the premises which affords easy access to both Bradford and Leeds city centres.

## DESCRIPTION

The property is of brick construction under a pitched slate roof and is currently configured as :-

- Ground floor shop unit currently let as a gift and craft shop subject to Lease terms.

- 1st & 2nd floor residential 2 bedroom accommodation currently let subject to a AST.

To the rear there is a yard for the benefit of the Tenants

## ACCOMMODATION

The property offers the following accommodation

Residential 1st & 2nd floor;-

- Ground floor rear entrance leading to stairs to;
- 1st floor lounge 24.26 m2 / 283 sq ft
- 1st floor kitchen 10.25 m2 / 110 sq ft
- 1st floor bathroom 7.20 m2 / 77 sq ft
- 2nd floor bedroom 25.87m2 / 278 sq ft
- 2nd floor bedroom 16.20 m2 / 175 sq ft

Commercial ground floor:-

- Ground floor retail zone A 26.8m2 / 288 Sq ft.
- kitchen
- WC

## PRICE

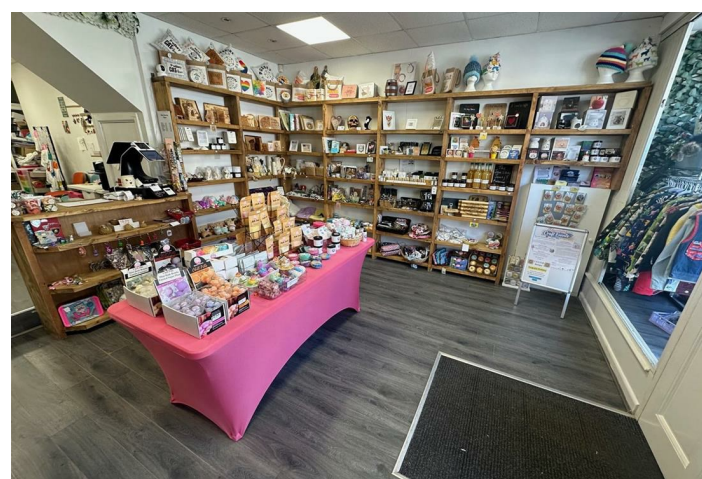
Offers of £245,000 are invited for the Freehold Interest.

We are informed that VAT is not applicable to this sale.

## BUSINESS RATES

The ground floor has been assessed by the Valuation Office Agency at £6,300RV.

100% Small Business Rate Relief is available subject to status. - ZERO PAYABLE



## TENANCY

Residential 1st & 2nd floor;-  
Rental £10,200pa payable £850 monthly

Commercial ground floor:-  
Rental £11,500 payable £958 monthly  
Lease 6 years from Jan 2026  
Break Clause or rent review Jan 2029

Total annualised rental £21,700

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for this property:-

Residential 1st & 2nd floor;-  
8900-9245-9002-0600-7092 Rating C-72

Commercial ground floor:-  
9479-3064-0685-0100-3195 Rating D-82

These can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT 1967

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

1.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.

2.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 them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

4.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 OR LEASE.

Details prepared May 2026.

