




Stoneacre
COMMERCIAL

Stoneacre Properties
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Leeds
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29 & 31, Chapel Street, Halton, LS15 7RN

£130,000

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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

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.

2 fully let adjoining interconnected ground floor lock-up shops located close to the junction with Selby Road A63 and within walking distance to Halton Shopping Centre.

Internally both units have been renovated and refitted for a family Barber business.

- 395 sq ft
- Fully Let
- Renovated
- New Roof

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government Approved OnTheMarket.com

LOCATION

Stoneacre Properties are delighted to offer 2 retail units for Sale on Chapel Street close to the junction with Selby Road A63 and within walking distance to Halton Shopping Centre.

DESCRIPTION

Both units are interconnected and have been re-roofed and benefit from newly fitted electrically operated roller shutters.

Internally both units have been renovated and refitted for a family Barber business.

ACCOMMODATION

The property provides the following accommodation:-

No29 Ground floor retail zone a 17.4 m2 187 sq ft
No29 Ground floor retail zone a 19.3 m2 208 sq ft

Total 36.7 m2 395 sq ft

TERMS

The Freehold interest for both shops are available at £130,000.

The property is not elected for VAT.

TENANCY

The 2 units are let to a family barber business subject to:-

No29
- 6 year INI Lease commenced 12 Dec 2024
- Rental £6,500 per annum
- Rent Review / Break Clause 12th Dec 2027

No31
- 6 year INI Lease commenced 1st Oct 2025
- Rental £6,000 per annum
- Rent Review / Break Clause 1st Oct 2028

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

No 29 - £2,300 RV 0430-0638-8349-1804-4002
Rating D100

No 31 - to be advised
Rating - to be advised

These can be viewed on www.gov.uk/find-energy-certificate



BUSINESS RATES

The property has been assessed by the Valuation Office Agency at

No29 - £2,300 RV
No31 - £3,250 RV

100% Small Business Rate relief will be available - ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.

VIEWINGS

To register your interest please email your details to:-
peter@stoneacreproperties.co.uk

or contact:-
Peter Davies tel 0113 237 0999

MISREPRESENTATION ACT

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 on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as to 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 are believed 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 April 2026

