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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999  
peter@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



243, Selby Road, LS15 7JR

Price £229,000

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.

Double fronted restaurant fitted to a high standard fronting Selby Road within the busy Halton Shopping Centre and neighbouring store includes Matalan, Lidl and Tesco.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

Fantastic Position

- 915 Sq ft
- Double Fronted
- Corner Position
- Restaurant
- High Quality Fit-out

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

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman  
The National Trading Standards Board  
onTheMarket.com

## LOCATION

The property is fronting Selby Road within the busy Halton Shopping Centre and neighbouring store includes Matalan, Lidl and Tesco.

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## DESCRIPTION

The unit forms a single storey shop that wraps a corner position which provides fantastic double frontage adjacent to road traffic lights.

The property is currently configured as a restaurant and is fitted out to a high standard including:-

- Traditional Pizza oven & grill range
- Air extraction system
- Selection fridges and freezers
- CCTV & roller shutters
- High quality WC fit out
- Tiled floor
- Central Heating & air conditioning
- Ceiling speaker integrated sound system

## ACCOMMODATION

The property provides the following accommodation:-

Ground floor retail zone a 57.60 m2 620 sq ft  
Ground floor retail zone b 15.97 m2 172 sq ft  
Public w/cs 11.48 m2 124 sq ft

Total 85.05 m2 915 sq ft

## PRICE

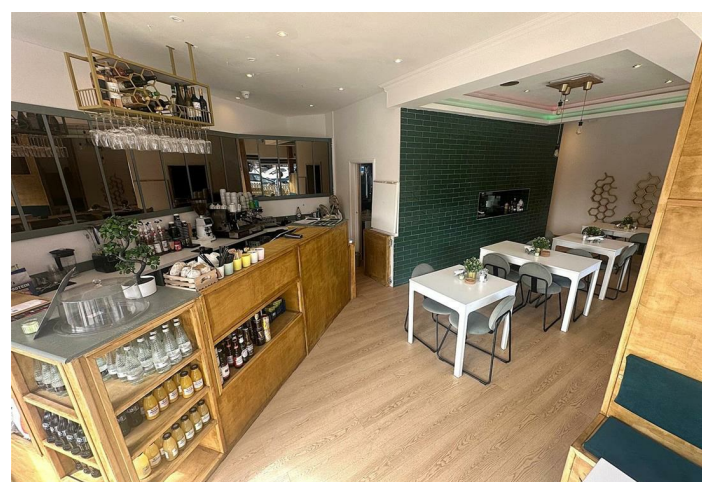
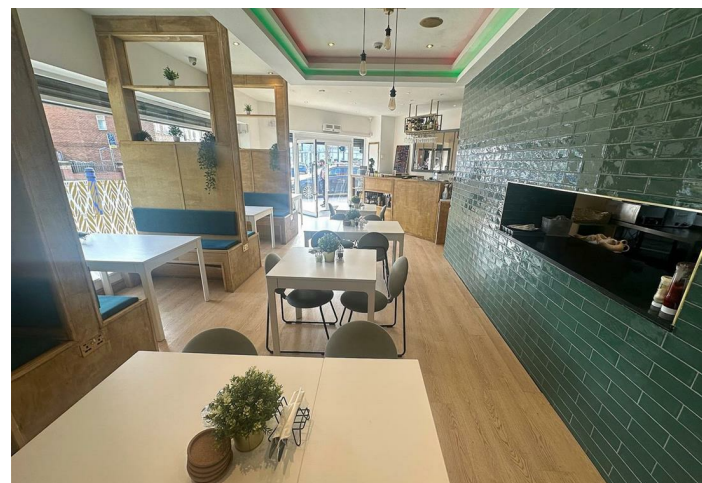
£229,000 for the Freehold interest.

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

## TENANCY

The property is currently tenanted subject to:-

- 6 year Lease
- Rental £18,000 per annum
- commencing 1st December 2024
- Full repairing & insuring terms
- Rent Review 1st December 2027
- Break clause 30th November 2027



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
0290-9688-7130-6100-3303  
Rating C-67

This can be viewed on <https://find-energy-certificate.service.gov.uk>

## BUSINESS RATES

The property has been assessed by the Valuation Office at £13,750RV

Subject to substantial partial Small Business Rate relief.

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

## VIEWINGS

For further information or to arrange a viewing, please contact:-  
Peter Davies - Tel: 0113 237 0999  
[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

## 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 2025

