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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.

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 Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Stoneacre
COMMERCIAL

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204a, York Road, LS9 9LN

Offers Over £215,000

Fully Tenanted Investment

Mixed Use property consists of 3 storey accommodation recently renovated to provide:- retail / hot food takeaway use and separately accessed 1st & 2nd floors residential accommodation with 3/4 bedrooms.

The property is approximately 2 miles east of Leeds City Centre and accessed from Ivy Mount with excellent bus links to the city via York Road (A64).

- Fully Tenanted Investment
- 1009 sq ft Hotfood Takeaway
- Separate Access 3/4 bed Accm
- Freehold
- Recently Renovated
- Central Heating

LOCATION

The property is approximately 2 miles east of Leeds City Centre and accessed from Ivy Mount with excellent bus links to the city via York Road (A64). The area provides a mix of commercial and residential properties.

DESCRIPTION

The property consists of 3 storey accommodation of brick construction under a pitched tiled roof comprising mixed use occupation.

The property has been recently renovated to provide:-

Ground floor retail / hot food takeaway use with counter area, kitchen walk in refrigeration, preparation rooms and full size lower ground floor for storage and ancillary use.

Separately accessed 1st & 2nd floors residential accommodation with 3/4 bedrooms. Central Heating.

ACCOMMODATION

The premises provide the following accommodation:-

RETAIL UNIT

Ground floor retail 40.35 m² 434 sq ft
Ground floor Prep area 11.70 m² 126 sq ft
Ground floor cold store 3.69 m² 40 sq ft
Lower Ground floor kitchens & prep 38.00 m² 409 sq ft

Total space 93.75 m² 1009 sq ft

RESIDENTIAL SPACE

First floor kitchen
First floor living room
First floor spare room
First Floor bathroom
Second floor bedroom x3
Second floor shower room

TENANCY

Shop unit with basement:-
Tenanted

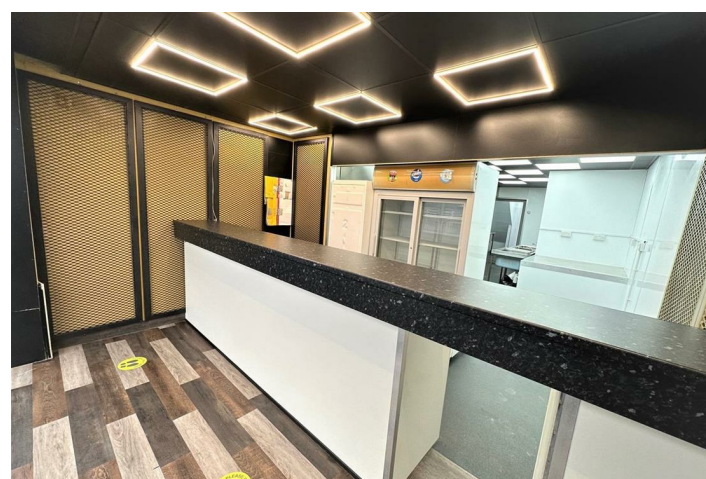
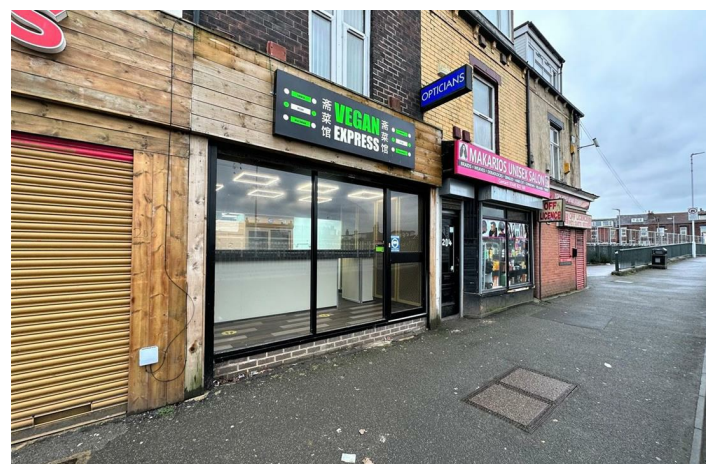
Residential:-
Tenanted

Subject to Lease Terms:-
6 years Internal repairing & insuring Lease commenced september 2023
£19,800 per annum.

TERMS

Offers over £215,000 are invited for the Freehold Interest.

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



BUSINESS RATES

The property is tenanted as follows:-

According to the Valuation Office Agency website, the current rateable value is:- £3,500 RV.

Subject to 100% Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

3468-1261-5652-8560-6841
Rating C-69

This can be viewed on:-

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

VIEWINGS

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

MISREPRESENTATION ACT 1967

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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.
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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 November 2023.

