

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. 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 to 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. These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

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



Main Street, Allerton Bywater, WF10 2DL

£250,000

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 Chape; Allerton (North Leeds) and Whickirk (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.

The iconic 'Old Council Buildings' on Main Street, Allerton Bywater is offered with Vacant Possession and enjoys development potential for both commercial and residential use (subject to planning consent).

The property is close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the wider national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

- 929 sq ft
- Site Area 3800 sq ft
- Development Potential
- Residential Development (Subject to Planning consent)
- commanding views over Wetland

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 Law Society OnTheMarket.com

LOCATION

The 'Old Council Buildings' are located on Main Street, Allerton Bywater close to the junction with Park Lane and is situated approx 12 miles from Leeds, 11 miles from Wakefield and 3.5 miles from J32 of the M62 providing access to the national motorway network. It benefits a semi rural setting and enjoys commanding views across the wetlands reserves and the Aire Valley.

DESCRIPTION

For some years the property has been used as a base for an electronics company and current owners are now retiring.

This Late victorian property of brick construction is bounded by a generous sized yard providing off - street parking and is well suited for a variety of uses.

Alternatively the property can be redeveloped to provide a fabulous period residential property (subject to planning consent).

All enquiries regarding potential planning matters should be directed to Leeds City Council Planning Dept Council.

ACCOMMODATION

The property provides the following accommodation:-

Ground floor 40.30 m2 434 sq ft
First Floor 45.58 m2 490 sq ft

Total 85.88 m2 924 sq ft

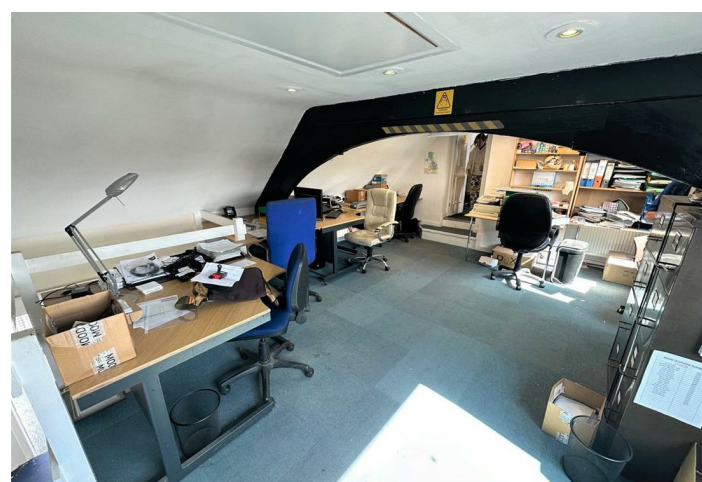
Plus:-
W/c's
Extensive lower basements area

Within:-
Site area 353 m2 3,800 sq ft

PRICE

Offers of £250,000 are invited for the Freehold Interest with VACANT POSSESSION

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



BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £3,600 RV

Subject to 100% Small Business Rates Relief.

ZERO PAYABLE

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for this property is :-

currently being produced and will be provided shortly

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:-

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 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 July 2023

