

**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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Tong Road, LS12 3TP

Offers Over £250,000

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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.

Mixed-use investment property located on Tong Road B6154 midway between the Leeds outer Ring Road and Whingate junction and 3 mile from Leeds City Centre. Currently trading as a convenience store with separately accessed first floor residential accommodation. The property is also suitable for many other uses.

EXCELLENT DEVELOPMENT POTENTIAL

- **Mixed Use Property**
- **Freehold Sale**
- **Development Potential**
- **Busy Roadside Position**

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www.stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

rightmove

The Property Ombudsman  
The Law Society  
onTheMarket.com

## LOCATION

Mixed-use investment property with development potential located on Tong Road B6154 midway between the Leeds outer Ring Road and Whingate junction and 3 mile from Leeds City Centre.

## DESCRIPTION

The property of brick construction under a slated pitched roof provides two storey accommodation which is currently configured as a ground floor convenience store with separately accessed first floor 1 bedroom centrally heated residential accommodation.

## ACCOMMODATION

The property provides the following accommodation:-

GROUND FLOOR COMMERCIAL  
G/F Zone A 48.25 m2 519sq ft  
G/F Zone B 26.74 m2 288 sq ft  
F/F Residential 32.03 m2 345 sq ft

Total F/F 107.02 m2 1152 sq ft

Plus store and substantial car park with development potential

## PRICE

Offer over £250,000 for the Freehold interest of the property.

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

The Sale is subject of Vacant possession.

## BUSINESS RATES

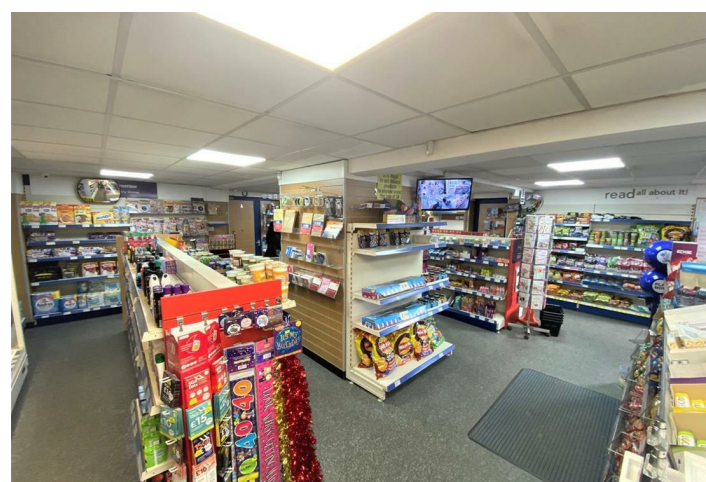
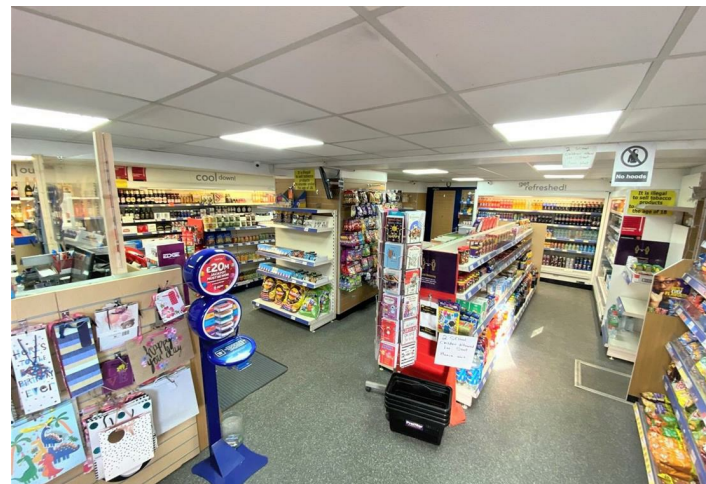
According to the Valuation Office Agency website, the current rateable value is:- £8,000 RV

Subject to 100% Small Business Rates Relief.  
ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is :- 2617-6849-3171-0493-7382  
Rating C-73

This can be viewed on [www.ndeprcregister.com](http://www.ndeprcregister.com)



## 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.

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All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared November 2021

