

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 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. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: [peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

BUY SELL RENT MANAGEMENT FINANCE LEGAL

[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)

rightmove

The Property Ombudsman

Free Valuations

OnTheMarket.com



Stoneacre  
COMMERCIAL

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999

[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)  
[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)



38, Cross Green Lane, Halton, LS15 7QX

£250,000

### MIXED\_USE INVESTMENT PROPERTY

Located on Cross Green Lane, Halton close to a number of popular shops, restaurants and bars there are also a number of popular schools in the area. There are excellent transport links, with regular buses into Leeds City Centre and Crossgates train station a short walk away.

- **Mixed Use Investment**
- **Freehold Sale**
- **Office / Retail**
- **Duplex Residential**
- **Busy Road Location**
- **Off Street parking**



## LOCATION

Stoneacre Properties are delighted to offer this Mixed-Use Investment property on Cross Green Lane, Halton, close to a number of popular shops, restaurants and bars. There are also a number of popular schools in the area. There are excellent transport links, with regular buses into Leeds City Centre and Crossgates train station a short walk away.

## DESCRIPTION

The property is late victorian of brick built with tiled roof.

## ACCOMMODATION

The ground floor provides commecial accommodation which is currently let as an Accountancy Office providing:-

Ground floor Retail Za 24.2m2 - 260 sq ft  
Ground floor Retail Zb 14.9m2 - 160 sq ft  
Total trading area 39.1m2 - 420 sq ft

There is a kitchen and w/c area with access to the rear yard and there is also a dry and spacious basement for additional storage.

Externally, the property benefits from dedicated off-street parking to the front.

The 1st & 2nd floor provides a superb three bedroom maisonette which comprises of a large living room and kitchen with island, three good size bedrooms and a modern bathroom.

The rear yard and sheds are for the benefit of the residential occupants

## TERMS

Offers of £250,000 are invited for the Freehold interest of this property.

We are informed that VAT is NOT applicable to this Sale.

## TENANCY

GROUND FLOOR RETAIL  
6 year Lease from 16th Jan 2024 - £7,950

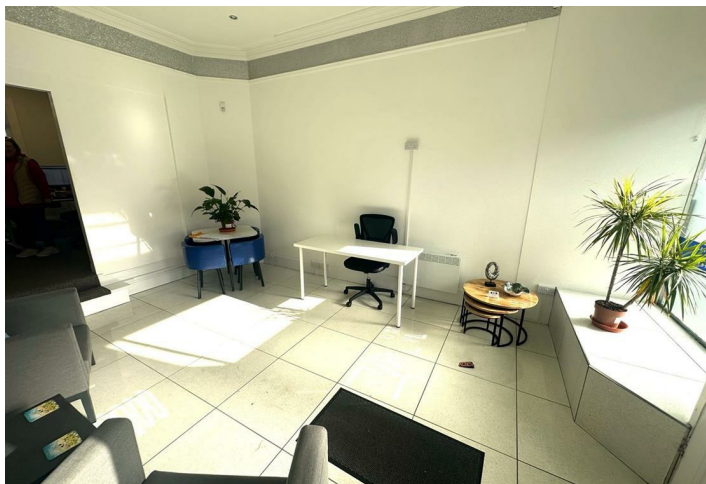
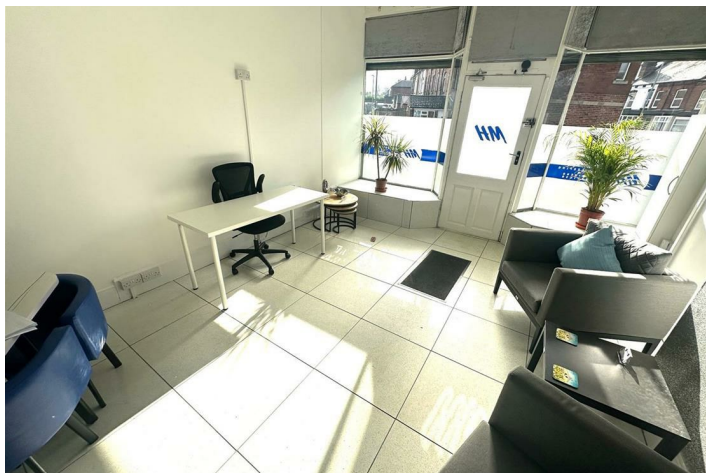
1st & 2nd FLOOR DUPLEX RESIDENTIAL  
Rental £900 per month /£10,800 per annum  
subject to AST commencing July 2025

ANNUALISED INCOME £18,750 pa

## ENERGY PERFORMANCE CERTIFICATES

Commercial Energy Performance Certificate for this property is:-  
4080-9698-2809-8465-4845  
Rating D-90

Residential Energy Performance Certificate for this property is:-  
2686-3047-8202-8655-3200  
Rating D-60  
These can be viewed on:-  
<https://find-energy-certificate.service.gov.uk>



## COUNCIL TAX & BUSINESS RATES

Council Tax band A

The property has been assessed by the Valuation Office Agency as follows:-

Ground floor commercial  
£5,100 RV.  
100% Small Business Rate relief (subject to status) and  
Retail Relief - ZERO PAYABLE

1st & 2nd floor residential  
Band B

## VIEWINGS

For further information please contact:-

Peter Davies  
Telephone 0113 237 0999.

Tammy Nottingham  
0113 260 9111

Viewings strictly by appointment.

## MISREPRESENTATION ACT

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 March 2025.

