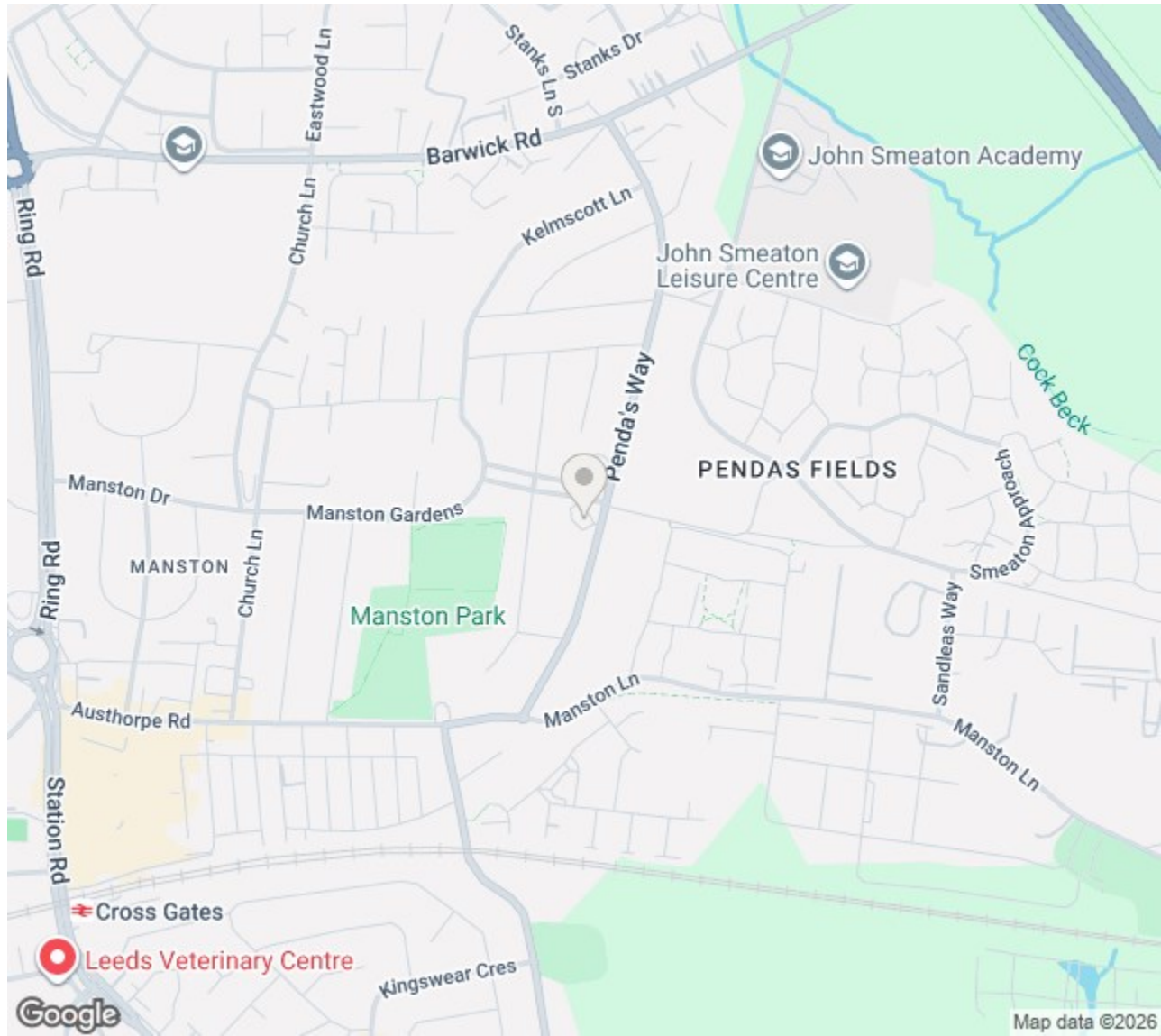




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Mon	0900 - 17:30
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Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

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

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75, Pendas Way, LS15 8HU

£85,000

Retail shop unit currently trading as a hair & beauty salon, located on Pendas Way within a suburban parade of shops yet just 3/4 mile from Cross Gates District Centre and train station. There is good road access as the position is 1/2 mile from East Leeds Outer Ring Road and has excellent access to the motorway network.

Plentiful off-street parking.

- 385 sq ft
- Let (Subject To Lease)
- New Roof

LOCATION

The property is located on Pendas Way within a suburban parade of shops yet just 3/4 mile from Cross Gates District Centre and train station.

There is good road access as the position is 1/2 mile from East Leeds Outer Ring Road and has excellent access to the motorway network.

DESCRIPTION

The property is of brick build with a recently fitted replacement roof which forms part of a retail parade.

The premises provides accommodation on the ground and first floor facing the frontage and is currently let as a hair and Beauty salon.

Plentiful off-street parking is available.

ACCOMMODATION

The premises offer the following accommodation:-

Ground Floor sales area 218 sq ft - 20.23 m2
First Floor area 39 sq ft - 12.95 m2
First floor kitchen 28 sq ft - 2.64 m2

Total 385 sq ft - - - 35.82 m2

plus
WC

TERMS

The Freehold interest is available at £85,000.

The property is not elected for VAT.

TENANCY

The premises is let as hair and beauty salon

subject to:-
- 6 year INI Lease from 1st Mar 2024
- Rental £6,950 per annum
- Rent Review / Break Clause 28th Feb 2027

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is;-
3314-3329-4893-6015-0148
Rating B-48

These can be viewed on www.gov.uk/find-energy-certificate



BUSINESS RATES

The property has been assessed by the Valuation Office at £5,600RV.

Subject to 100% Small Business Rate Relief (subject to status)
ZERO PAYABLE

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 on 0113 237 0999

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.

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.
Details prepared July 2026

