

**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 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

BUY SELL RENT MANAGEMENT FINANCE LEGAL

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

rightmove

The Property  
Ombudsman

OnTheMarket.com



# Stoneacre COMMERCIAL

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

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



**267, Selby Road, Halton District Centre, LS15 7JR £9,950 Per Annum**

- **345 Sq ft**
- **Security Shutters**
- **Ample Surrounding Free Parking**

A single storey shop providing retail / office accommodation located just off Selby Road within the Halton Shopping Centre and neighbouring stores include Matalan, Lidl, Tesco Express and Halton Pharmacy.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

## LOCATION

The property is located just off Selby Road within the Halton Shopping Centre and neighbouring stores include Matalan, Lidl, Tesco Express and Halton Pharmacy.

Selby Road is off York Road, the main A64 approximately two miles east of Leeds city centre or can be approached from the A6120 Ring Road at the Halton roundabout.

## DESCRIPTION

A single storey modern shop providing retail / office accommodation currently configured as a salon /sales area with treatment / fitting room / office. To the rear there is a kitchenette and WC.

The unit benefits from external security shutters.

## ACCOMMODATION

The property comprises the following space:-  
Salon /sales area 252 sq ft - - 23.38 m<sup>2</sup>  
Consulting room / office 59 sq ft - - 5.52 m<sup>2</sup>  
Kitchenette 3.15 sq ft - - 34m<sup>2</sup>

**TOTAL** 345 sq ft - - 32.08 m<sup>2</sup>

plus  
W/C

## TERMS

The property is currently vacant and is immediately available for occupation.

The current owners seek a Full Insuring and repairing Lease of £9,950 per annum.

We are informed that VAT is not payable.

## ENERGY PERFORMANCE CERTIFICATE

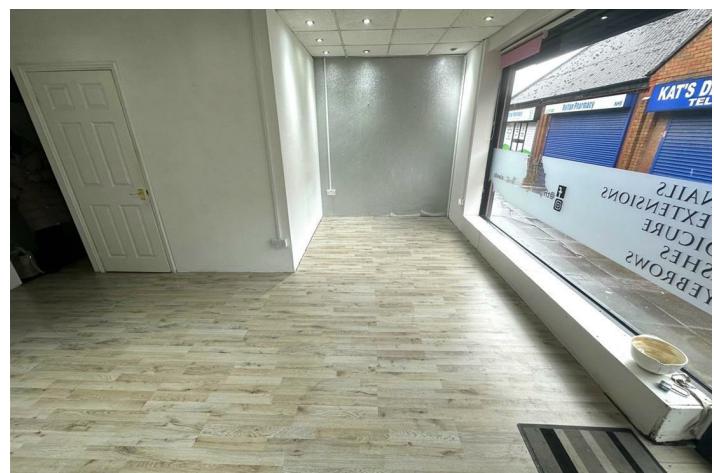
Energy Performance Certificate for this property is:-

0273-4116-2256-0664-1819

Rating C-55

This can be viewed on:-

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



## BUSINESS RATES

According to the Valuation Office Agency website, we understand this property has a current rateable value of £6,200RV

100% Small Business Rates Reduction is applicable - subject to status  
**ZERO PAYABLE**

## VIEWINGS

For further information or to arrange a viewing, please contact:-  
Peter Davies - Tel: 0113 237 0999  
[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

## 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.
2. 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 the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. 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 OR LEASE.**

Details prepared March 2024

